

DAVID
BURR



Georgivs

Stoke By Clare, Suffolk

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The Street, Stoke By Clare, Suffolk

A generous and well presented three bedroom detached family home situated within a short walk of the amenities of this sought after Suffolk village, with off-road parking, gardens and paddock views to the rear and church views to the front.



- Generous and well presented
- Three bedroom detached family home
- Sought after Suffolk village location
- Off-road parking
- Garden with paddock views to the rear

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INTERIOR

Entrance into a spacious HALLWAY with staircase to the first floor with storage cupboard beneath. Doors to SITTING ROOM a generous reception room with outlook to the front and French doors leading to the terrace, featuring an open fireplace with brick hearth and brick surround. DINING ROOM a dual aspect reception room with plenty of space for dining table and chairs and door through to the Utility Room. KITCHEN/BREAKFAST ROOM a spacious and well presented family kitchen comprising an extensive range of wall and base units under worktop with two sinks. Integrated appliances include a Rangemaster cooker with five ring gas hob, whilst there is space for a dishwasher and fridge/freezer. Plenty of space for breakfast table and chairs, tiled flooring and a door to the UTILITY ROOM with a further range of base units under worktop with sink inset. Space and plumbing for a washing machine and tumble dryer, tiled flooring and door leading out.

FIRST FLOOR

A generous STUDY/LANDING with outlook to the rear over paddocks. BEDROOM 1 a generous dual aspect double bedroom with outlook to the front with church views and outlook to the rear over paddocks. BEDROOM 2 another generous double bedroom with outlook to the front. BEDROOM 3 with outlook to the rear over paddocks. BATHROOM comprising panelled bath, shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls.

EXTERIOR

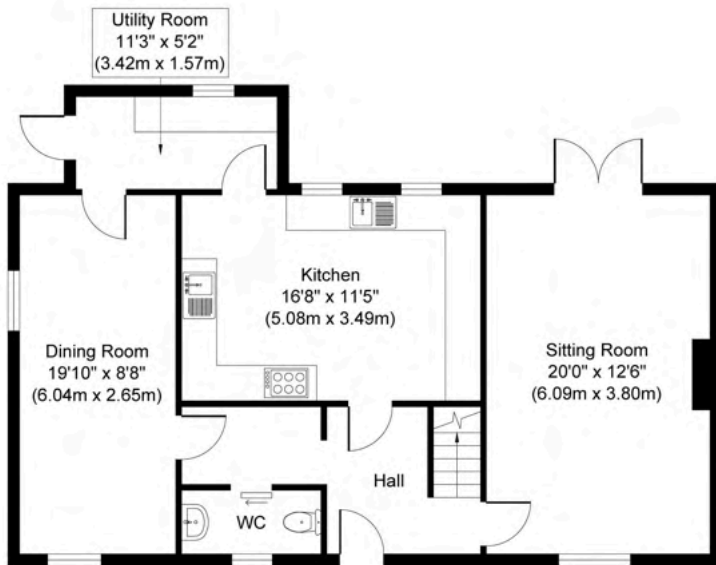
The property is enclosed via a walled front garden with raised flower beds and an off-road parking space with access through to the generously proportioned rear gardens via a side passage with an extensively paved dining terrace, set adjacent an area of traditional lawn with brick rear wall. A range of storage and outbuildings and a fully insulated STUDIO with light and power connected.



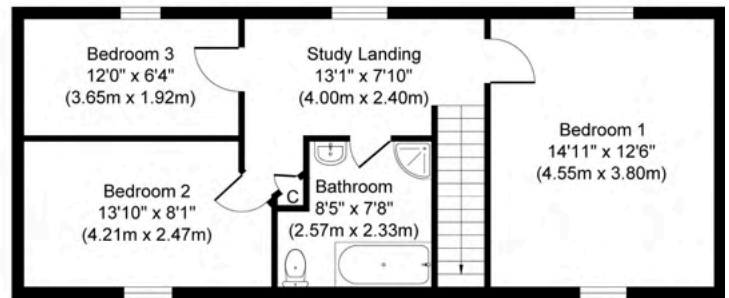
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Floorplan



Ground Floor
Approximate Floor Area
830 sq. ft
(77.14 sq. m)



First Floor
Approximate Floor Area
574 sq. ft
(53.37 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stoke By Clare, Suffolk

Stoke By Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, community shop and parish church. The village is also home to Stoke College, an independent secondary school. A wider range of facilities are available at the market town of Clare, whilst comprehensive amenities are available in Haverhill, about 5 miles away.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8HR.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 66 mpbs download, up to 16 mpbs upload. Telephone Signal: Yes.

Agent's Note: Our vendor informs that high speed broadband is expected to be available during the course of 2026.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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