

DAVID
BURR



Silver Birches

Stoke By Clare, Suffolk

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The Street, Stoke By Clare, Suffolk CO10 8HP

This stunning and beautifully presented detached Grade II listed property is situated just off the village green in this sought after Suffolk Village. The property enjoys a range of original character features, complemented by modern luxuries and further offers off-road parking for multiple vehicles, garaging, a car storage barn and generous grounds backing onto the village tennis courts and bowling green.



- Stunning and beautifully presented Grade II listed property
- Situated just off the village green
- Sought after Suffolk village
- Character features, complemented by modern luxuries
- Off-road parking for multiple vehicles
- Garaging and car storage barn
- Generous grounds backing onto village tennis courts and bowling green



INTERIOR

The property enjoys a range of original character features, high ceilings, decorative cornicing, ceiling roses and sash windows. The property features two generous reception rooms including a stunning DRAWING ROOM with log burning stove and views across the village green and doors leading out, with a door leading to the STUDY and a further stylish DINING ROOM with herringbone oak flooring and an open cast iron Victorian fireplace. An INNER HALLWAY provides access to the Cloakroom, Storage Room and a Cellar, whilst leading through to the generous country KITCHEN comprehensively fitted with a range of wall and base units under worktop and further featuring a range of integrated appliances. Tiled flooring and French doors opening to the stunning GARDEN ROOM with French doors leading out to the terrace. Furthermore, the ground floor enjoys a UTILITY ROOM providing further space for appliances.

FIRST FLOOR

The first floor enjoys a stylish LANDING providing access to FOUR generous double BEDROOMS and a FAMILY BATHROOM. The Master Bedroom enjoys an En-Suite Cloakroom as well as an En-Suite Shower Room accessed via the Dressing Room. Whilst the two remaining bedrooms enjoy views over the village green and the bedroom to the rear enjoys views over the property's stunning gardens.



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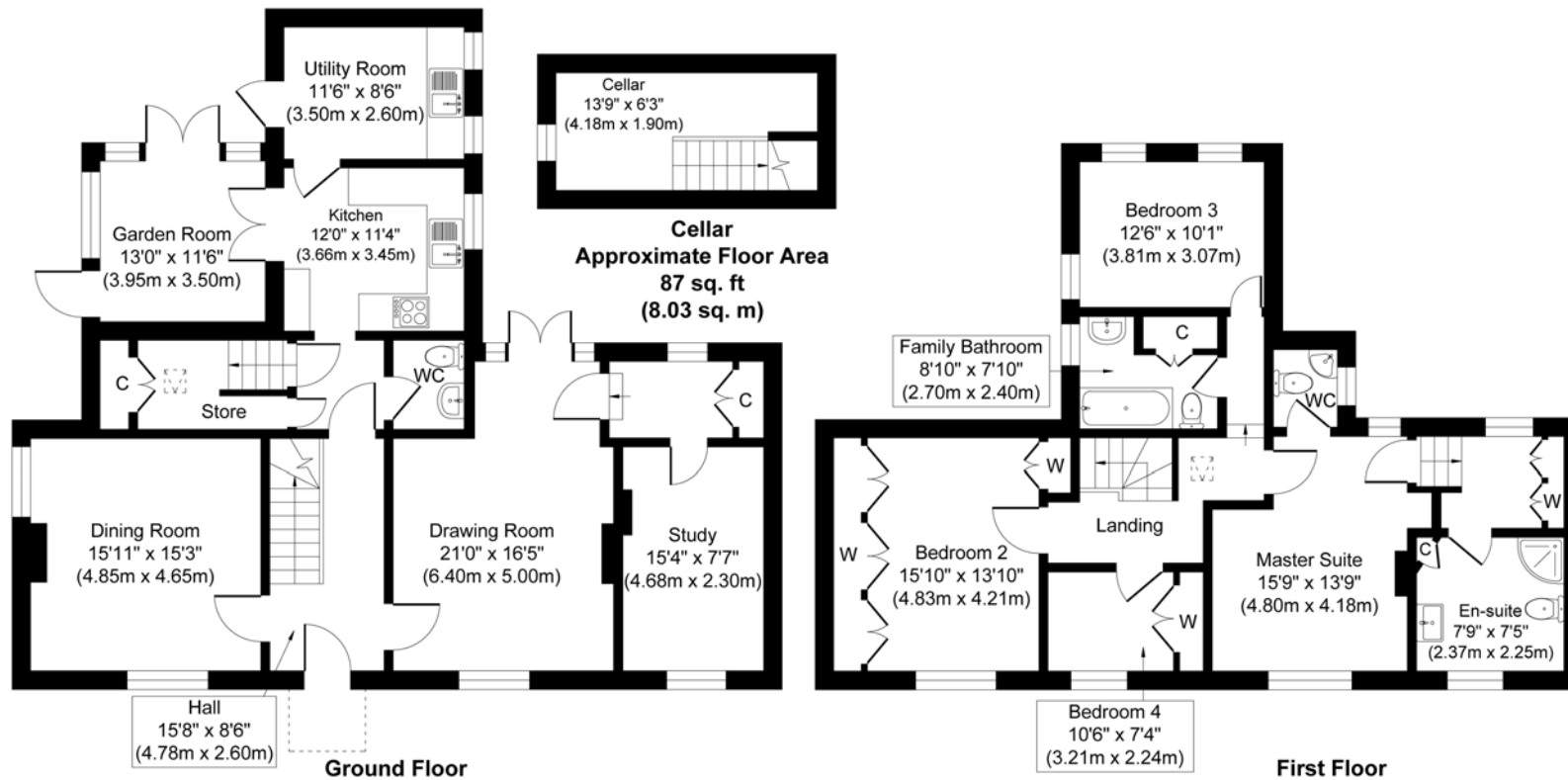
Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

Approached off the village green, parking is found behind a high level brick wall with brick piers and Suffolk gates leading to an extensive block paved driveway, adjacent is a large tandom GARAGE with light and power connected with a door to the rear opening into a Workshop/Potting Shed. The gardens are truly an asset to the property and feature a large area of traditional lawn, interspersed with mature trees, flower beds, pathways, an ornate arbor and fruit cage whilst enjoying the benefit of a Summer House and Garden Shed and further feature several paved dining terraces, ideal for Alfresco entertaining.



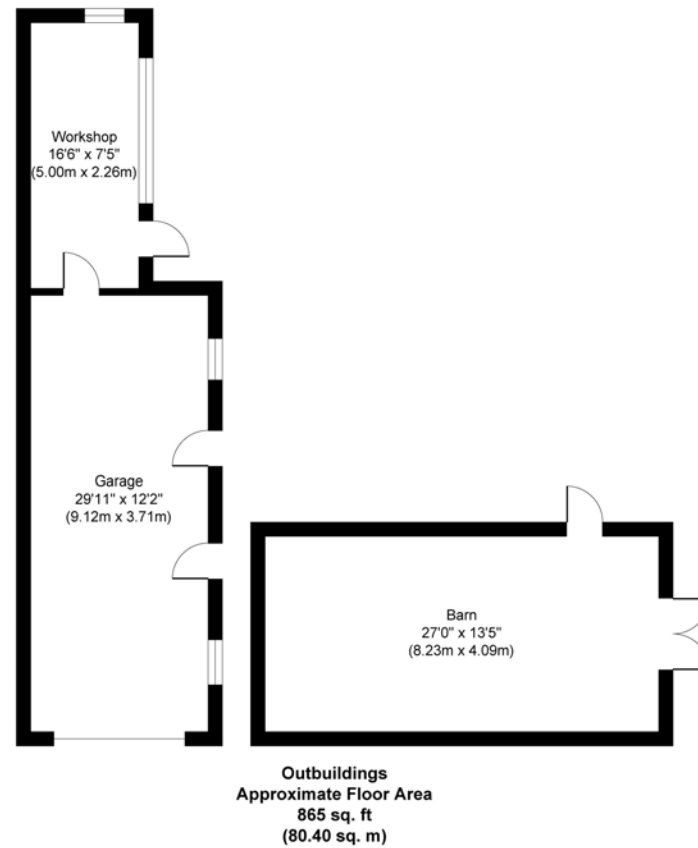
Floorplans



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. 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 septic tank. 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: G. £3,919.12 per annum.

PROPERTY POSTCODE: CO10 8HP.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

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.

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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