



Church Park, Stoke By Clare, CO10 8JB

CHEFFINS

## Church Park

Stoke By Clare,  
CO10 8JB

A much improved and well presented three bedroom detached bungalow benefiting from a generous sitting room, fitted kitchen, rear and front gardens, master bedroom with ensuite, large garage and driveway. (EPC D)

### LOCATION

Stoke By Clare is a pretty unspoilt Suffolk village giving easy access to Haverhill 5.3 miles, Sudbury 11 miles, Saffron Walden 14.7 miles and Cambridge 24.4 miles. Local facilities include, private school and nursery with further facilities in the nearby towns of Haverhill and Clare.



**Guide Price £399,950**





## GROUND FLOOR

### ENTRANCE HALL

Radiator, door to Airing cupboard, door to Storage cupboard.

### SITTING ROOM 5.49m x 3.66m (18' x 12')

Window to side, window to front, fireplace with wood burner, two radiators.

### KITCHEN/DINER 3.98m x 3.00m (13' x 9'10") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring electric hob, window to rear, radiator, door to side, door to Storage cupboard.

### BEDROOM 1 4.05m x 3.52m (13'3" x 11'6")

Window to side, radiator, door to wardrobe, door to wardrobe.

### SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, obscure window, radiator.

### BEDROOM 2 4.03m x 2.82m (13'3" x 9'3")

Window to rear, radiator, double door to wardrobe.

### BEDROOM 3 3.00m x 1.91m (9'10" x 6'3")

Window to rear, radiator.

### BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, obscure window, radiator.

### FRONT GARDEN

Paved path leading to the front door, paved seating area, laid to lawn front garden adjacent

to driveway.

### GARAGE AND PARKING

A gated driveway leading to a garage / workshop (17'1" x 17'6"), one up and over door, one single door for access with power and lighting connected.

### REAR GARDEN

Laid to lawn rear garden with timber fencing enclosing the garden. Access to the driveway and garage/workshop.

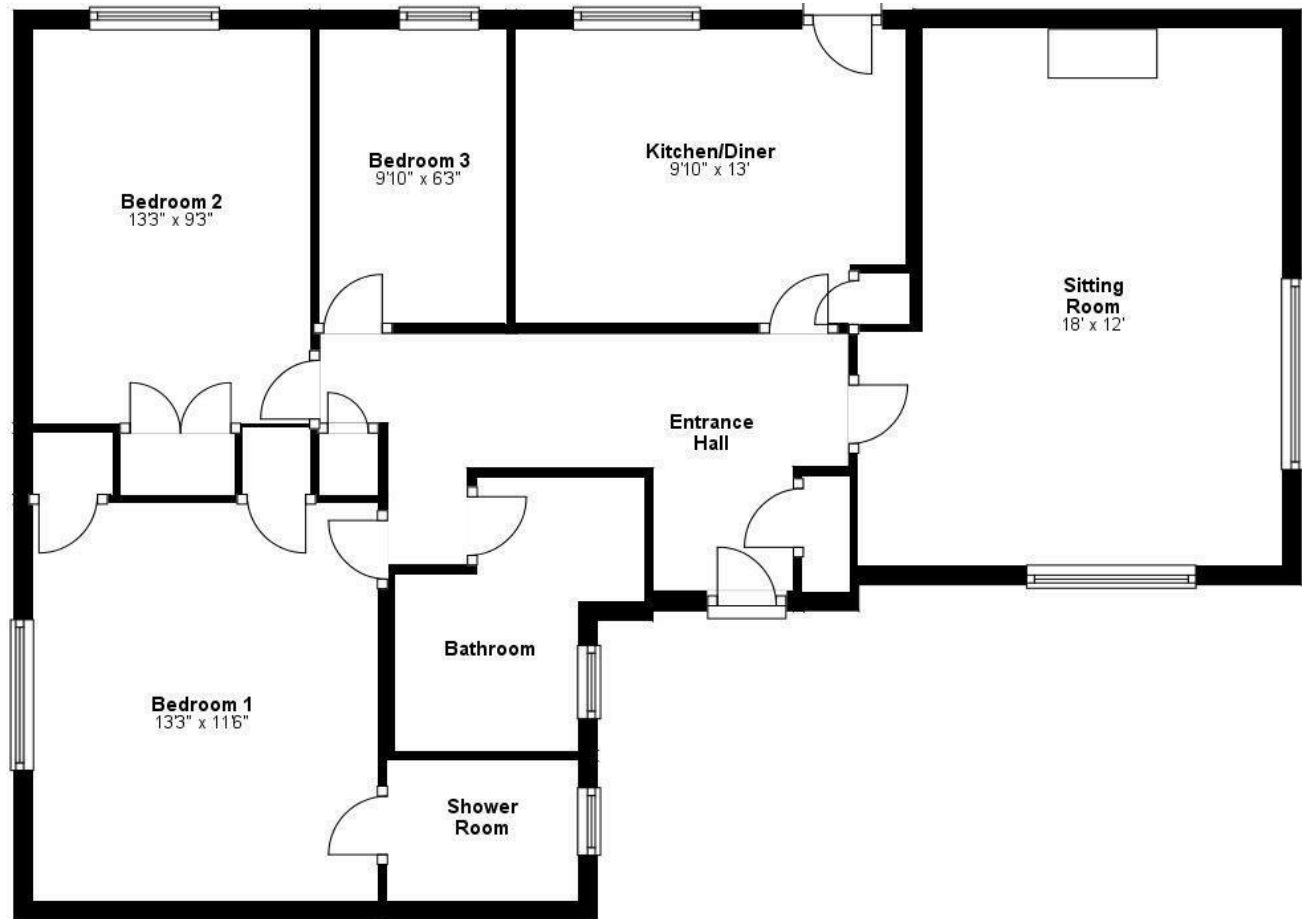
**AGENTS NOTE** - For more information on this property, please refer to the Material Information brochure that can be found on our website.

**VIEWINGS** By appointment through the selling agents

**Special Notes** - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	59
EU Directive 2002/91/EC			

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Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.