



Elwes Close, Stoke By Clare, CO10 8FF

CHEFFINS

Elwes Close

Stoke By Clare,
CO10 8FF

- Built 2014
- Small Exclusive Development
- Established Gardens
- Detached Garage With Driveway
- Spacious Accommodation
- Impressive Kitchen/Family Room
- Period Design
- 0.2 of an acre

One of six Victorian designed detached properties situated on a sought after small development. The property was constructed in 2014, overlooking the grounds of the well regarded Stoke College. The property has a fantastic blend of light modern fittings with complimentary period features. (EPC Rating C)

4 2 2

Offers In Excess Of £700,000





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.

Entrance Hall

Gabled storm porch leading into light and spacious entrance hall with solid wood flooring, stairs to landing, radiator, understairs storage.

Study/Dining Room

Window to front, solid wood flooring, radiator.

Sitting Room

Double aspect room with windows to front and rear, red brick fireplace with wood burner, radiators.

Downstairs WC

Window to side, low level WC, pedestal wash hand basin, radiator.

Kitchen/Family Room

Impressive triple aspect room with a wealth of light, the beautiful cream country kitchen has a range of matching wall and base units with granite worksurfaces over, centre island with further drawers and storage, Belfast style sink with mixer taps, Range style ovens with extractor over, built in appliances, French doors opening onto attractive gardens, solid wood flooring, radiator.

Utility Room

Window to rear, door to side, sink with mixer taps, storage cupboards, radiator.

Landing

Loft access, airing cupboard.

Bedroom One

Open plan to dressing area, window to front, stained glass feature window to side, radiator.

En-suite

Suite comprising low level WC, pedestal wash hand basin, shower with glass screen, Tiled walls and flooring, window to rear, heated towel rail.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to front, radiator.

Bedroom Four

Window to side, radiator.

Bathroom

Two Velux style windows, Suite comprising low level WC, pedestal wash hand basin, Aquability bath, tiled flooring, tiled splashbacks, heated towel rail.

Outside

Front: The property is situated on a select development of only six Hopkin Homes built in 2014. They overlook the grounds of Stoke College and benefit from a generous sized driveway leading to garage measuring 6'04 m x 3.68m with electric up and over doors and side access. Power and light is connected.

Rear: Beautiful established gardens are

a real asset to the property there is an array of flower and mature shrub borders, mature sycamore trees give a private feel with an expanse of laid to lawn gardens and patio seating area. Gated side access.

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

The vendor has confirmed the property is oil central heating.

VIEWINGS By appointment through the Agents.

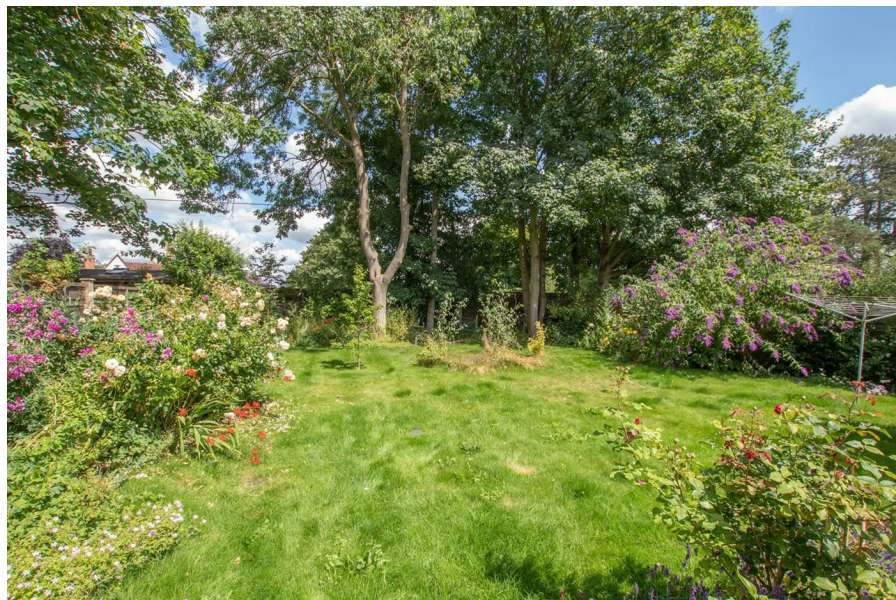
SPECIAL NOTES

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		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	78	86
EU Directive 2002/91/EC		

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Tenure - Freehold

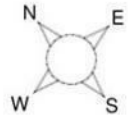
Council Tax Band - F

Local Authority - West Suffolk Council

Church Walk House, Elwes Close, Stoke By Clare, Sudbury

Approximate Gross Internal Area

1,782 sq ft / 165 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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.