

Balmforth

Estate Agents, Valuers & Letting Agents



14 Westfield

Clare, Sudbury, CO10 8NU

Guide Price £235,000



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UPVC door opening into

ENTRANCE HALL

Doors off to the lounge, bedrooms, bathroom and kitchen.

LOUNGE

UPVC window to front aspect. Radiator. Feature open fire place. (Currently used as the main bedroom).

KITCHEN

14'7 x 7'9 (4.45m x 2.36m)

Fitted with a bespoke range of Knights Country kitchen units with a range of base and wall units with solid marble work surfaces over, inset style Butler sink with mixer tap over, space for appliances. Integrated Bosch double oven and grill. Integrated dishwasher and fridge freezer. Open plan to

CONSERVATORY

9'2 x 9'1 (2.79m x 2.77m)

Half UPVC with the remainder brick, door leading out into the rear garden, wood effect flooring. Radiator.

BEDROOM ONE

11'8 x 10'7 (3.56m x 3.23m)

UPVC double glazed window to front aspect. Radiator.

BEDROOM TWO

9'5 x 6'8 (2.87m x 2.03m)

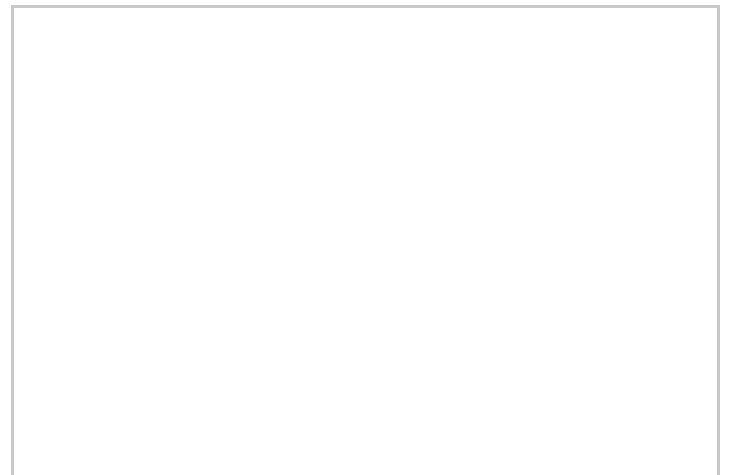
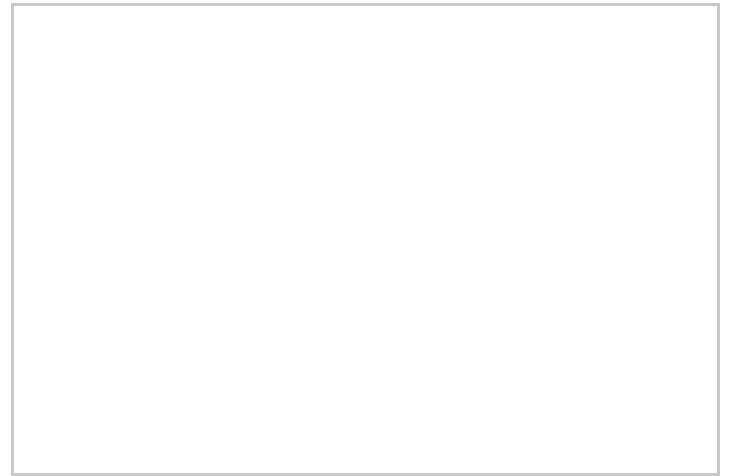
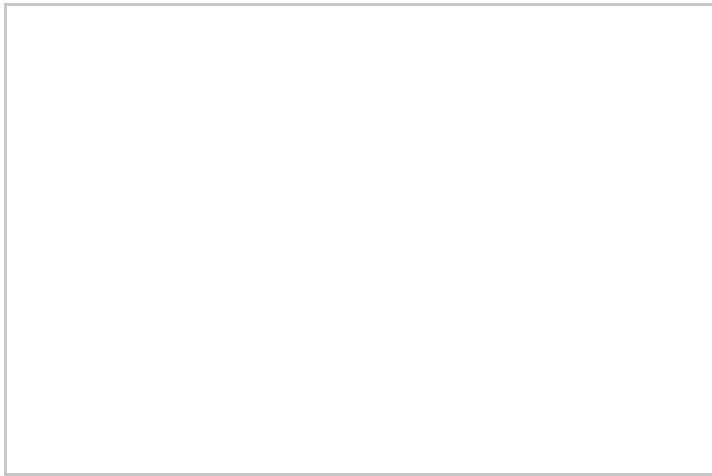
UPVC double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising side panel bath with thermostatic shower above, low level WC, wash hand basin. Full wall tiles. Wood effect flooring. Radiator.

OUTSIDE

The front garden is mainly laid to lawn, enclosed by fencing with wrought iron gate and pathway to front door. The rear garden is a generous size, predominantly laid to lawn with shed and rear gated access leading into the parking area.



Road Map



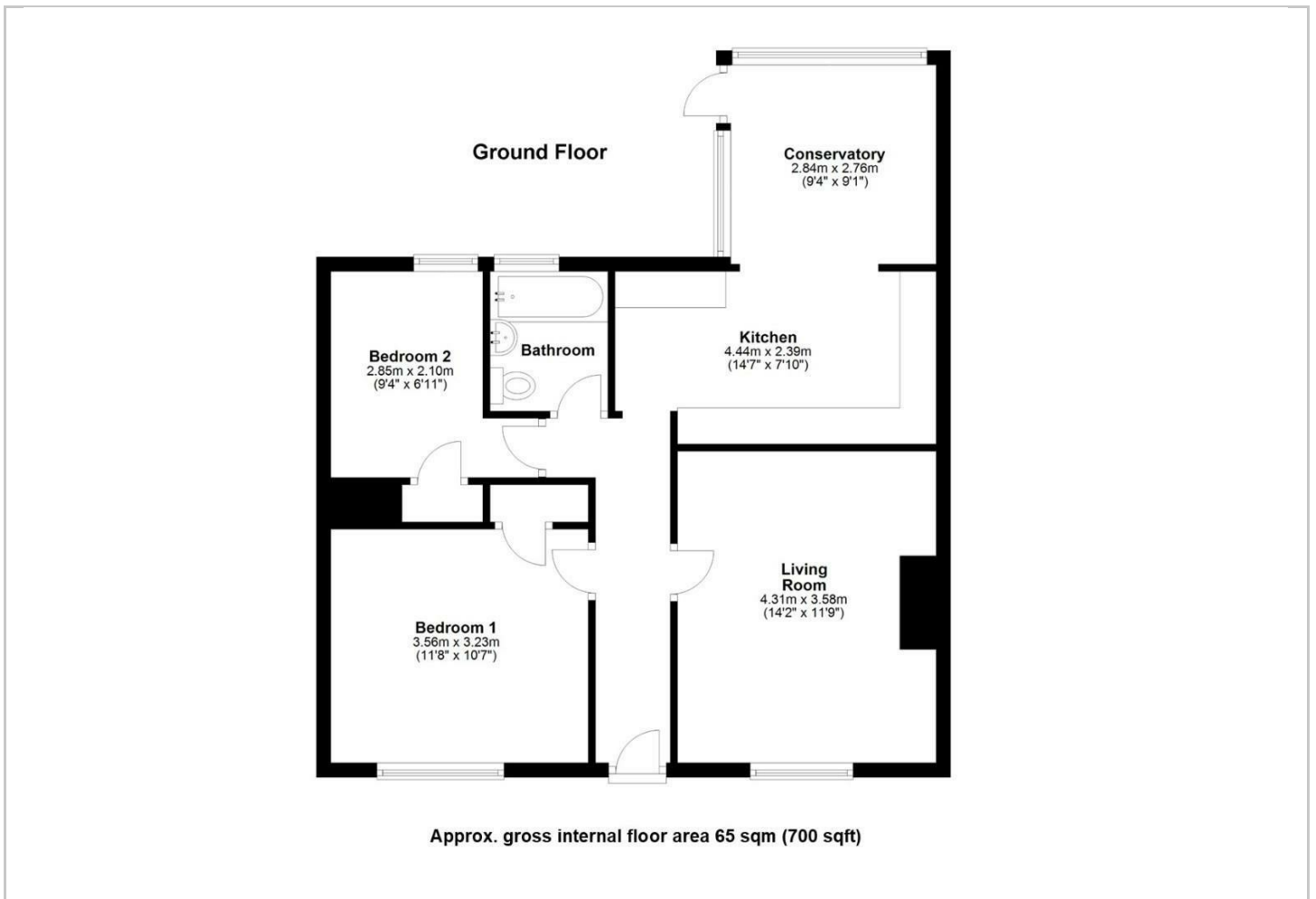
Hybrid Map



Terrain Map



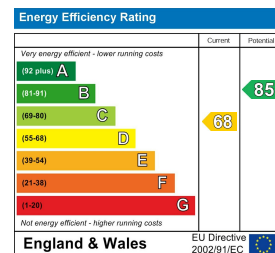
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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