



Pask Way, Clare, Sudbury, CO10 8FJ



welcome to

Pask Way, Clare, Sudbury

*NO ONWARD CHAIN*Set in a quiet position on an extremely popular development & overlooking an area of Greensward within the highly regarded market town of Clare, is this modern two bedroom home offering a spacious lounge & is enhanced with a ground floor cloakroom & two allocated parking spaces.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Doors leading to lounge and kitchen.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan.

Lounge

14' 9" x 14' 1" (4.50m x 4.29m)

Double glazed window and double glazed french doors to rear aspect. Understairs cupboard, radiator.

Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

Double glazed window to front aspect overlooking the green. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with gas hob and extractor over. Space for appliances. Glow Worm combination boiler, large fridge/freezer. Radiator.

Landing

Doors leading to bedrooms and bathroom.

Bedroom One

14' 1" x 13' 5" (4.29m x 4.09m)

Double glazed window to front aspect overlooking the green. Double built in and large single cupboards, radiator.

Bedroom Two

11' 6" x 7' 5" (3.51m x 2.26m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

Rear Garden

The rear garden commences with a patio area enclosed by a brick wall. The remainder is predominantly laid to lawn with a pathway leading to the gate at the rear. Storage shed.

Parking

Two parking spaces to the front of the property.



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Pask Way, Clare, Sudbury

- Two bedrooms
- Ground floor cloakroom
- Two parking spaces
- Popular location
- Overlooking an area of Greensward

Tenure: Freehold EPC Rating: B

offers in excess of

£260,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focustagent.com



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Property Ref:
SUD110301 - 0006

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