

Maxim Lane, Clare, Sudbury CO10 8FH

welcome to

Maxim Lane, Clare, Sudbury

Set within a popular modern development within the highly regarded market town of Clare is this well presented end of terrace home, offering spacious accommodation and two large double bedrooms. The property is further enhanced with a private garden and off road parking.













Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

Kitchen

8' 5" x 6' 10" (2.57m x 2.08m)

Double glazed sash window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with hood over. Integral fridge/freezer and washing machine. Central heating boiler.

Lounge

15' 1" x 13' 8" max (4.60m x 4.17m max) Double glazed window to rear aspect. Double glazed french doors leading to garden. Radiator.

Landing

Access to loft via ladder.

Bedroom One

16' 1" max x 10' 4" (4.90m max x 3.15m)

Two double glazed sash windows to front aspect overlooking greensward. Double built in wardrobe and large overstairs cupboard. Radiator.

Bedroom Two

12' 4" max x 11' 1" (3.76m max x 3.38m)

Double glazed window to rear aspect with meadow views. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, shaver point. Radiator.

Front Garden

There is an area of artificial lawn with hedges and shrubs.

Rear Garden

The rear garden commences with a large patio terrace. There is an area of lawn with beds and shrubs. Gate to front aspect. Side gate leading to double width driveway.





welcome to

Maxim Lane, Clare, Sudbury

- Two large double bedrooms
- Well presented
- Modern end of terrace home
- Popular modern development
- Double width driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£300,000







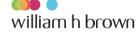


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110965



Property Ref: SUD110965 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2FN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.