



The Granary, Clare, Sudbury CO10 8LL

welcome to

The Granary, Clare, Sudbury

NO ONWARD CHAIN Set in a popular close within the highly regarded market town of Clare is this three bedroom detached home benefitting from a spacious lounge and dining room. The property is further enhanced with a garage and off road parking.



Entrance Hall

Double glazed door and window to front aspect. Stairs rising to first floor. Door leading to cloakroom, lounge and dining room. Radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator.

Dining Room

11' 5" x 7' 6" (3.48m x 2.29m)

Double glazed window to front aspect. Door leading to kitchen. Radiator.

Lounge

18' 1" x 12' 2" (5.51m x 3.71m)

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Radiator.

Kitchen

13' 7" x 11' 5" (4.14m x 3.48m)

Double glazed window to rear aspect. Door leading to utility room. Fitted kitchen with a range of matching wall and base units over areas of work surface. Integral oven and hob with hood over. Stainless steel sink and drainer unit. Space for appliances. Radiator.

Utility Room

6' 9" x 6' 5" (2.06m x 1.96m)

Double glazed door leading to garden. Sink and drainer unit. Radiator.

Landing

Doors leading to bedrooms and bathroom. Radiator.

Bedroom One

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed window to rear aspect. Radiator.

Door leading to:-

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

Bedroom Two

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to front aspect. Radiator.

Bedroom Three

12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap. Heated towel rail.

Front Garden

A driveway leads to the garage with up and over doors. The rest is mainly laid to paving with shrubs to borders.

Rear Garden

The rear garden commences with a patio area. The remainder is predominantly laid to lawn with mature shrubs. Side gate access.



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welcome to

The Granary, Clare, Sudbury

- No onward chain
- Three bedrooms
- Detached home
- Popular location
- Off road parking

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110923 - 0006

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