



**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.



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## 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: C  
Council Tax Band: C

offers in excess of  
**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111472 - 0004

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