

Bychoice

ESTATE AGENTS



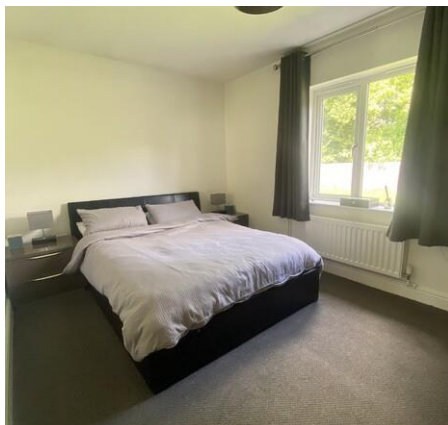
Highfield, Clare

£1,300

Property Summary

Available February. This 2 bedroom semi detached bungalow has been constructed & fitted using only high quality materials. Benefiting from a Knights Country Kitchen/Diner, modern fitted bathroom, oak internal doors, double glazing throughout & gas fired heating.

- Ample Off Road Parking
- 2 Bedroom Semi Detached Bungalow
- Knights Country Kitchen Fitted
- Modern Fitted Bathroom
- Convenient Location For Clare Town
- Fully Enclosed Rear Garden



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ENTRANCE HALL

Personal double-glazed door into the entrance hall. Doors to the kitchen/breakfast room, lounge, 2 bedrooms and bathroom. Double doors to a double fitted cupboard and further door to another cupboard. Loft hatch with pull down ladder and engineered oak wood flooring.

LOUNGE

12'10" x 13'1" (3.90 m x 4.00 m)
Double glazed French doors leading with side panels leading out to the rear garden, radiator and engineered oak wood flooring.

KITCHEN

Knights Country Kitchen fitted to a high spec with a range of shaker style wall and base units with double oven with 4 ring electric hob with extractor over. Integrated fridge/freezer, integrated dishwasher, pan drawers, ceramic sink and drainer unit with mixer tap. Enclosed combination wall mounted boiler, space for washing machine, radiator, double glazed window to front aspect, engineered oak wood flooring.

BEDROOM 1

14'5" x 9'2" (4.40 m x 2.80 m)
Double glazed window to rear aspect overlooking with garden, radiator.

BATHROOM

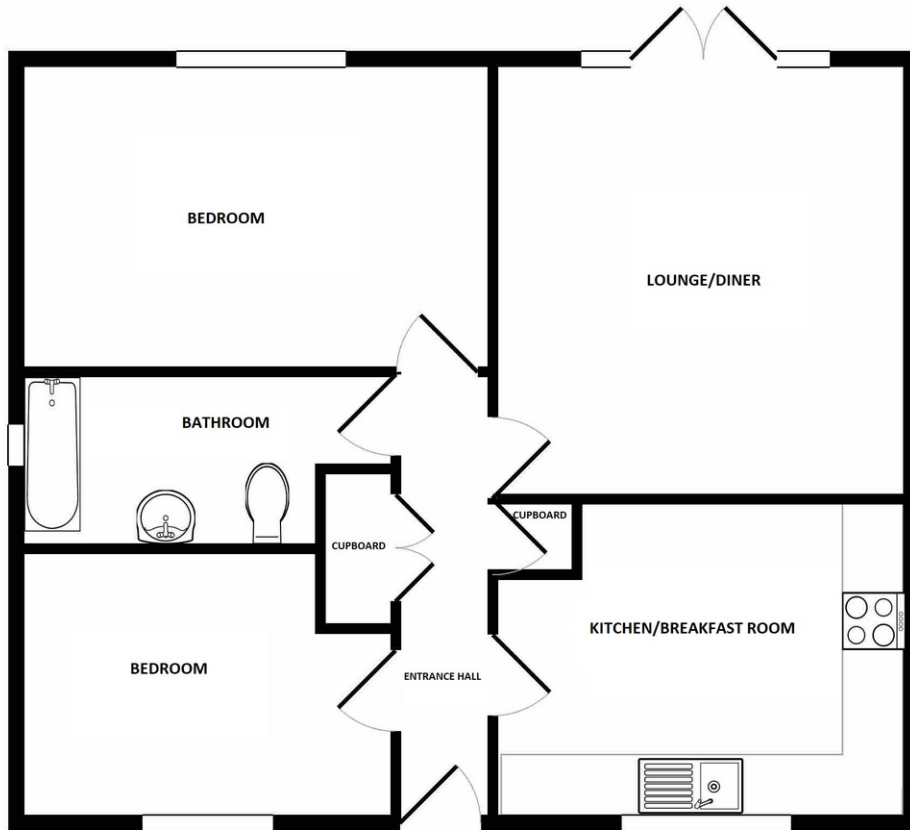
Modern fitted bathroom with a P shaped bath, mixer tap, shower attachment and overhead shower. Low level flush WC, wash hand basin with mixer tap and vanity unit below, tiled floor, part tiled walls, heated towel rail and an obscured double glazed window to the side aspect.

BEDROOM 2

10'2" x 8'10" (3.10 m x 2.70 m)
Double glazed window to front aspect, radiator.

OUTSIDE

Shingled drive providing parking for several cars, with gate to the side providing pedestrian access. The rear garden is predominately laid to lawn, fully enclosed with close board fencing. A patio area and path adjoining the bungalow directly with double doors from the lounge leading out to the patio.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		96
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Additional Information

Tenure:
Council Tax Band: C
Local Authority: Babergh District Council
Post Code: CO10 8PQ

Viewings by appointment only
Tel: 01787 468400
Email: sudbury@bychoice.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.