



Manor Lane

Sutton, SM1 4BS

Offers in the region of £350,000



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Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality properties on the market, with you possibly having to settle for something that isn't quite right. The great news is that Clinton Terrace just ticks so many boxes, with this particular property being offered in excellent condition throughout, with it also being one of the most unique of its type in the area. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The modern kitchen is a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties in the separate dining area. When this happens and you offer your friends to spend the night, this home has the bonus a second bedroom that really is a great size, which could even accommodate a work area, keeping that master bedroom totally free to be your sanctuary of style and peace. So what about the rest of the apartment? We are happy to report, things get even better! The refitted bathroom is a modern space to relax in after a hard day at work, having been well appointed and the property also comes with a private garden accessed from the outside, boasting dedicated parking adjacent. So we urge you to do one thing a book a viewing as there really is no compromise here, just come with the expectation that you'll be falling head over heals in love!



GROUND FLOOR

Entrance

Private Garden

FRIST FLOOR

Hallway

Parking

Living Room

15'11 x 10'10 (4.85m x 3.30m)

Dining Room

8'9 x 7'6 (2.67m x 2.29m)

Kitchen

8'11 x 8'9 (2.72m x 2.67m)

Bedroom

12'7 x 7'8 (3.84m x 2.34m)

Bedroom

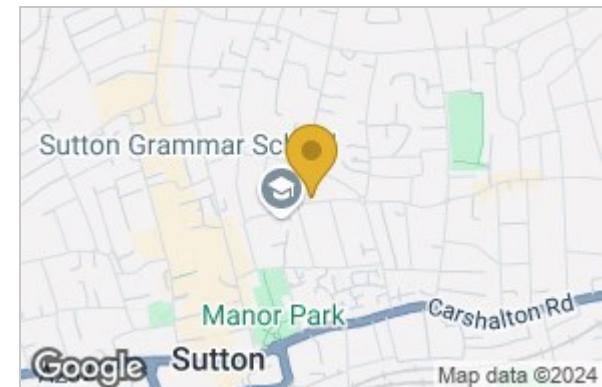
10'9 x 7'3 (3.28m x 2.21m)

Bathroom

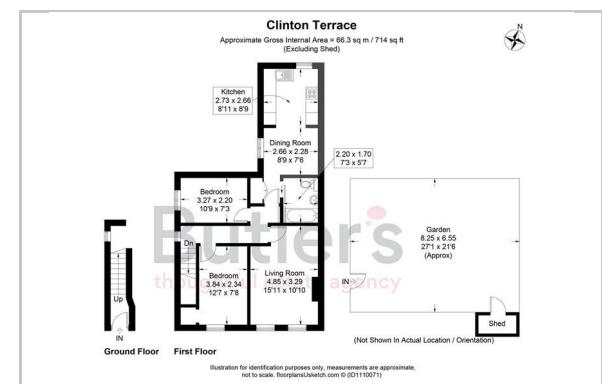
7'3 x 5'7 (2.21m x 1.70m)

OUTSIDE

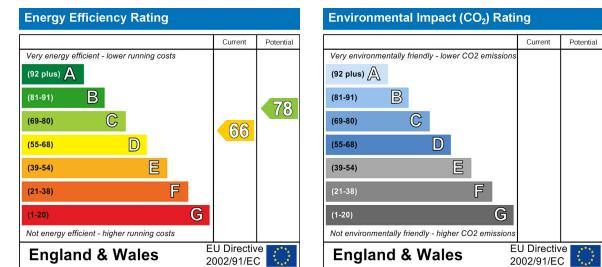
Area Map



Floor Plan



Energy Efficiency Graph



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