



# Clermont Avenue | Sudbury, Suffolk, CO10 1ZN



## Features

- Four Bedrooms
- South West Facing Garden
- Study & Sitting Room
- Large Kitchen/Dining Room
- Ensuite & Family Bathroom
- Garage & Off Road Parking
- Highly Sought After Location

Located in an end of cul-de-sac position within a highly sought after location in Sudbury, this executive four bedroom detached home boasts a south westerly facing garden, two reception rooms, large kitchen/dining room, ensuite to master bedroom, family bathroom, garage & off road parking.



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## THE PROPERTY

Welcome to this stunning family home, where comfort and elegance meet. As you enter, you are greeted by a spacious entrance hall featuring a convenient utility cupboard with plumbing for a washing machine and additional downstairs storage.

The doakroom is tastefully designed with a modern suite, including a low-level WC, wash hand basin, and an extractor fan. Adjacent is a bright study with a double-glazed window overlooking the front aspect, ideal for a home office.

The lounge exudes warmth and sophistication, boasting a rear aspect double-glazed window, two radiators, and a beautiful marble fireplace equipped with a flush electric fire. Additional features include a high-level TV aerial, multiple power sockets, and a stylish Roman blind.

The expansive kitchen/diner is the heart of the home, filled with natural light from three velux windows and double-glazed French windows with sidelights leading to the garden. The kitchen is well-appointed with a range of matching wall and base units, an integral double oven with an inset hob and hood, an integral fridge/freezer, and a sink with a one and a half bowl drainer unit. This space also includes two radiators and plenty of room for dining and entertaining.

Moving upstairs, the galleried landing provides access to the loft, which is equipped with power, light, and an aerial converter. An airing cupboard offers additional storage.

The master bedroom is a serene retreat with a double-glazed window to the rear, fitted mirrored wardrobes, and a high-level TV aerial. The ensuite features a suite comprising a low-level WC, wash hand basin, and a shower cubicle, complete with a shaver point, heated towel rail, and tiled walls.

Three additional bedrooms, each with double-glazed windows, fitted mirrored wardrobes, and radiators, provide ample space for family and guests. The second bedroom is graced with wooden venetian blinds, while the third and fourth bedrooms offer fitted venetian and Roman blinds, respectively.

The family bathroom is elegantly designed with a suite including a low-level WC, wash hand basin, bath with shower attachment, and a separate shower cubicle. Additional features include a shaver point, heated towel rail, extractor fan, and tiled walls.

Outside, the front garden boasts a gated block-paved driveway leading to the garage, flanked by handmade wooden electrically controlled gates and enhanced by security lighting. The rear garden offers a delightful patio seating area, a well-maintained lawn with shrub borders, and side gate access. A shed with a concrete base and power and light connection, outside power points, and a water tap with a meter add to the functionality of this space.



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The detached garage, with up-and-over doors, power, and light connected, provides ample storage and convenience, complete with a pitched roof and security light.

#### THE LOCATION

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.



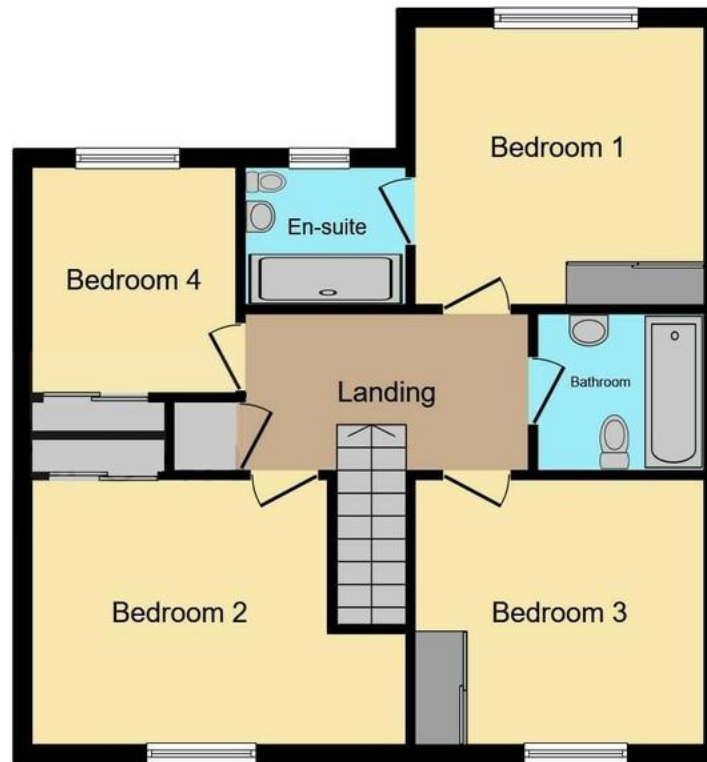
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**Ground Floor**



**First Floor**

**AGENTS NOTE**  
 Council & Council Tax Band – Band E - Babergh District Council  
 Tenure – Freehold  
 Property Construction – Standard Brick Construction  
 Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating  
 Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)  
 Mobile Coverage - Voice & Data likely outside with EE, Three, O2 & Vodafone. (Ofcom data)

- STUDY**  
8' 4" x 8' ( 2.54m x 2.44m )
- LOUNGE**  
15' 10" x 11' 9" ( 4.83m x 3.58m )
- KITCHEN / DINER**  
28' x 14' 5" max ( 8.53m x 4.39m max )
- BEDROOM ONE**  
12' 11" x 11' 9" ( 3.94m x 3.58m )
- BEDROOM TWO**  
11' 4" x 10' 3" ( 3.45m x 3.12m )
- BEDROOM THREE**  
14' 6" max x 8' 8" ( 4.42m max x 2.64m )
- BEDROOM FOUR**  
10' 3" x 8' 8" + wardrobes ( 3.12m x 2.64m + wardrobes )
- DETACHED GARAGE**  
23' x 10' 6" ( 7.01m x 3.20m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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