

oakheart



£300,000

Offers In The Region Of
Clermont Avenue, Sudbury

Situated in a sought-after residential area, this beautifully presented three-bedroom home offers versatile living space, making it ideal for first-time buyers, families, or investors. Conveniently located for easy access to the town centre and local schools, the property boasts a well-balanced layout across two floors, complemented by a fully enclosed rear garden and two private parking spaces.

Inside, the property offers deceptively spacious and light-filled accommodation. The ground floor features a welcoming entrance hall with stylish dark wood banisters, a convenient downstairs WC, and a versatile study – perfect for home working. The generously sized lounge benefits from dual-aspect windows and patio doors opening onto the rear garden. At the heart of

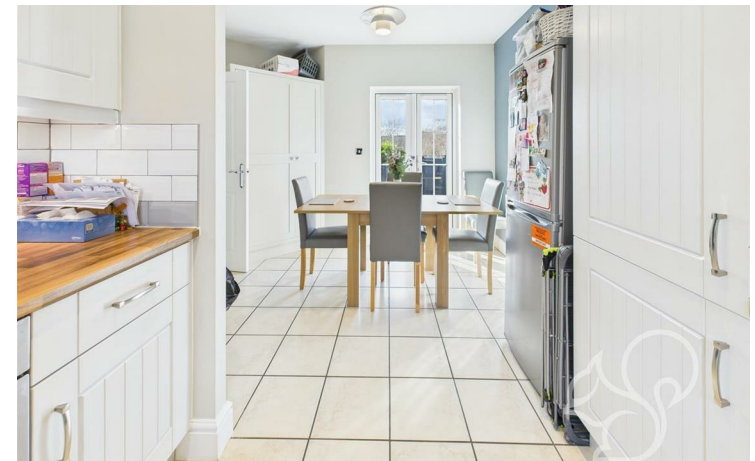
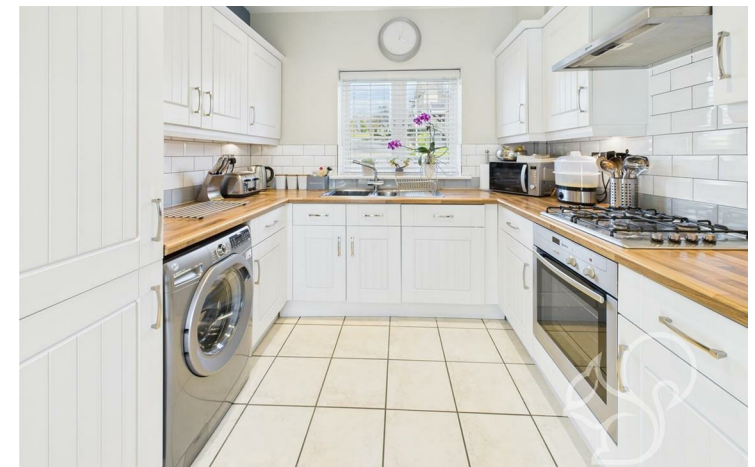
the home is an open-plan kitchen and dining area, complete with integrated appliances, stylish lighting, and ample workspace. The dining area also enjoys garden access, providing a seamless transition for outdoor entertaining. Upstairs, the home continues to impress with three well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes and an ensuite shower room, while the second bedroom enjoys lovely views over Clermont Avenue. A further bedroom and a modern family bathroom complete the first floor. The landing also offers loft access via a fitted ladder and includes a useful airing cupboard.

The rear garden is designed for both relaxation and practicality, featuring a patio seating area and a well-maintained lawn, all enclosed by fencing for

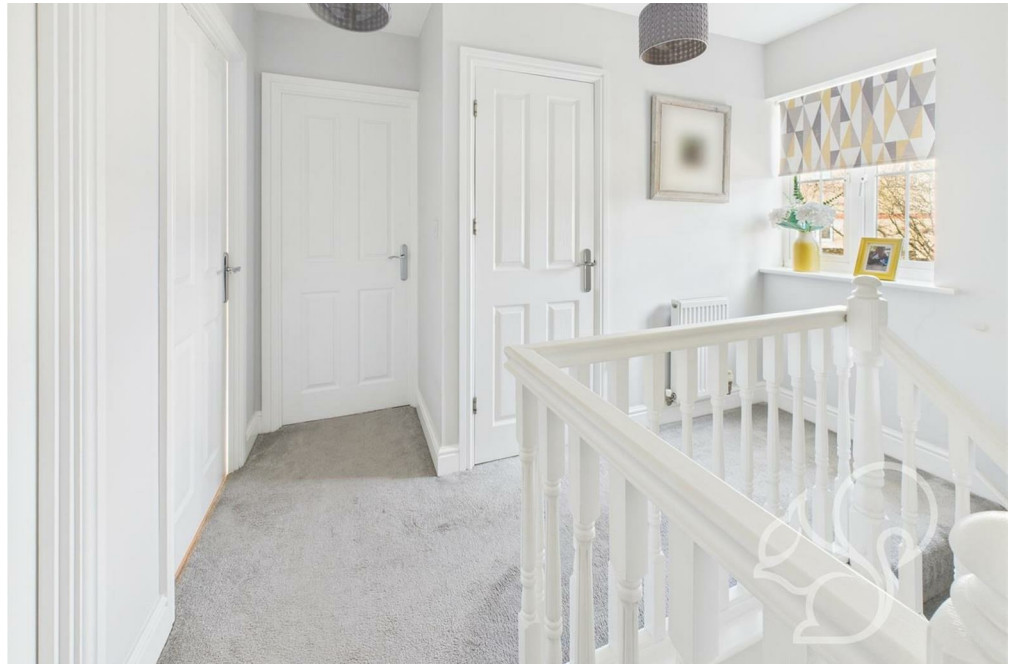
privacy. Two sets of patio doors from the lounge and dining area enhance the connection to the outdoor space, making it perfect for summer barbecues and entertaining. The rear gate leads directly to the private parking spaces for added convenience.

This is a fantastic opportunity to secure a well-located, move-in-ready home in a thriving community. Early viewing is highly recommended!

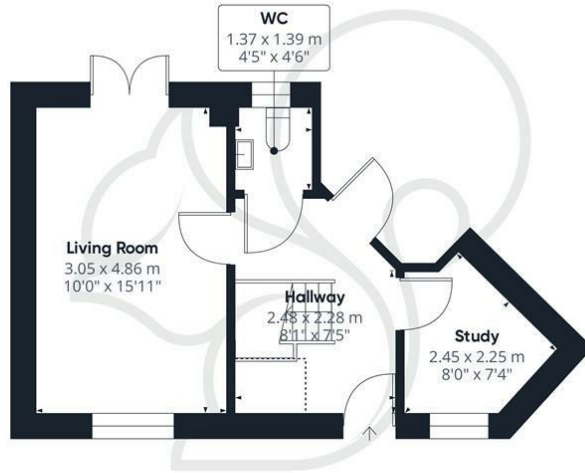
Call Oakheart today to arrange your viewing!



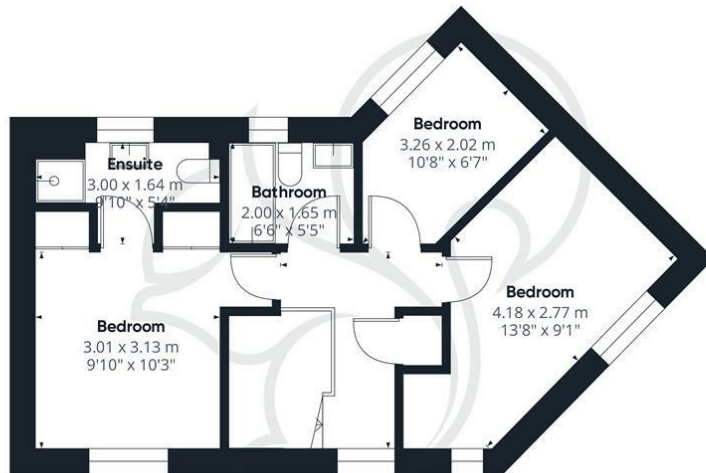








Ground Floor



Floor 1

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Approximate total area[®]

68.79 m²
740.46 ft²

Reduced headroom

0.87 m²
9.33 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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