



Clermont Avenue, Sudbury, CO10 1ZN

welcome to

Clermont Avenue, Sudbury

Set in a quiet position within this highly regard modern development is this four bedroom home, offering exceptionally well-presented accommodation throughout, including a stunning kitchen/diner, spacious lounge and study and further enhanced with ample parking, a detached garage and private garden



Entrance Hall

Door to front aspect. Stairs rising to first floor, radiator. Utility cupboard with plumbing for washing machine. Understairs cupboard.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Study

Double glazed window to front aspect. Radiator.

Lounge

Double glazed window to rear aspect. Two radiators, marble fireplace with flushed electric fire controlled by spur flush switched socket. High level TV aerial with dual power socket. Extra flush switched dual sockets. Roman blind.

Kitchen / Diner

Double glazed window to front aspect and double glazed door to side aspect. Double glazed French windows with sidelights to rear aspect. Three Velux windows. Fitted kitchen with a range of matching wall and base units over areas of work surface. Integral double oven with inset hob and hood over, integral fridge/freezer. Sink and drainer unit with one and a half bowl. Two radiators.

Galleried Landing

Access to loft via ladder, airing cupboard. Radiator. The loft has power and light connected as well as an aerial and convertor.

Bedroom One

Double glazed window to rear aspect. Fitted mirrored wardrobes. Radiator. High level TV aerial, fitted Roman blind.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point, heated towel rail. Tiled walls.

Bedroom Two

Double glazed window to front aspect. Fitted mirrored wardrobes, radiator. High level TV aerial, fitted wooden venetian blinds.

Bedroom Three

Double glazed window to front aspect. Fitted mirrored wardrobes, radiator. High level TV aerial. fitted venetian wooden blinds.

Bedroom Four

Double glazed window to rear aspect. Fitted mirrored wardrobes, radiator. Fitted Roman blind..

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, bath with shower attachment over and shower cubicle. Shaver point, heated towel rail, extractor fan. Tiled walls, roller blind.

Front Garden

A gated block paved driveway leads to the garage. Handmade wooden electrically controlled gates. Security lighting, dual socket.

Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn with shrubs to borders. Side gate access. Shed with concrete base and power and light connected. Outside power points. Water tap with meter.

Detached Garage

Up and over doors, power and light connected. Pitched roof. Security light.



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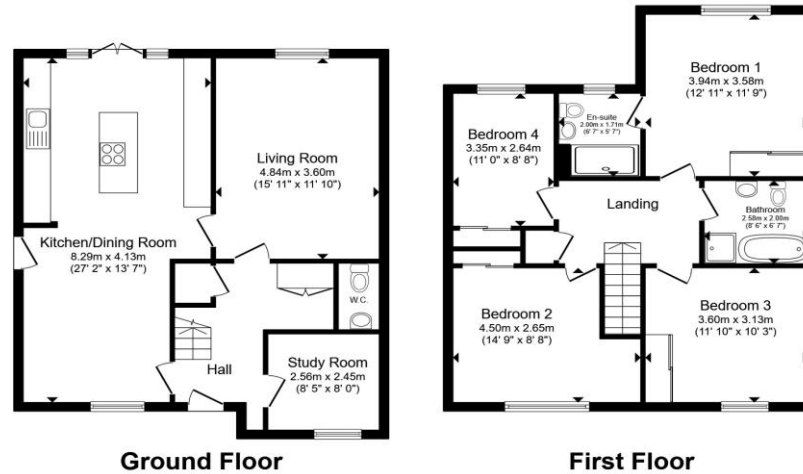
Clermont Avenue, Sudbury

- Four bedroom detached home
- Highly regarded location
- En-suite to master bedroom
- Stunning Kitchen / Diner
- Spacious lounge and Study

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in excess of

£550,000



Total floor area 131.9 m² (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
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