



**Clermont Avenue, Sudbury CO10 1AE**

**welcome to**

**Clermont Avenue, Sudbury**

Modern detached home that was constructed with bright family space as its main ethos & is presented immaculately throughout, The property offers all the extras you would expect from a stunning home like this with the main family kitchen/living space being a real highlight.



### Entrance Vestibule

Door to front aspect. External power point and courtesy light.

### Entrance Hall

Double glazed door to front aspect. Tiled flooring. radiator, doors leading to:-

### Cloakroom

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

### Study

8' 7" x 8' 7" ( 2.62m x 2.62m )  
Double glazed leaded light window to front aspect. Radiator.

### Lounge

16' 2" x 12' 11" ( 4.93m x 3.94m )  
Double glazed leaded light window to front aspect and double glazed leaded light bay window to side aspect. Radiator.

### Open Plan Kitchen / Living

26' 1" max x 19' 3" max ( 7.95m max x 5.87m max )  
This L-shaped room is currently set out as three areas. Two double glazed windows to rear aspect and double glazed leaded light window to side aspect, as well as a full height glazed picture window. Double glazed french doors leading out onto a patio area. Vaulted ceiling with two velux windows. Stairs rising to first floor galleried landing. Fitted kitchen with a range of matching high gloss wall and base units and wide range of large drawers and cupboards over areas of work surface. Composite sink and drainer unit with one and a half bowl. Integral dishwasher, double Hotpoint oven with inset Hotpoint hob with hood over, and fridge/freezer. Double doors lead to a utility cupboard, work surface with cupboard below, plumbing for washing machine and extractor fan. Tiled flooring. Three radiators.

### Landing

Galleried landing. Access to loft. Airing cupboard. Radiator.

### Bedroom One

12' 3" x 10' 11" ( 3.73m x 3.33m )  
Double glazed leaded light windows to front and side aspects. Fitted wardrobes with sliding mirrored doors, hanging space and storage above. Radiator.

### En-Suite

Double glazed obscure leaded light window to side aspect. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail, shaver point, extractor fan. Partially tiled walls.

### Bedroom Two

11' 5" x 8' 8" ( 3.48m x 2.64m )  
Double glazed leaded light window to both rear and side aspects. Radiator.

### Bedroom Three

12' 1" x 8' 5" ( 3.68m x 2.57m )  
Double glazed leaded light window to front aspect. Radiator.

### Bedroom Four

11' 6" max x 6' 8" ( 3.51m max x 2.03m )  
Double glazed window to rear aspect. Radiator.

### Bathroom

Feature double glazed leaded light port hole window to front aspect. Suite comprising low level WC, wash hand basin, freestanding bath with side mixer tap and shower attachment over and double width shower cubicle. Shaver point. Heated towel rail. Extractor fan. Part tiled.

### Front Garden

As previously mentioned this property occupies a corner plot majority enclosed by mature privet hedge, a block paved double width driveway leading to the garage with a planted area to side and gate providing access to the rear garden. A pathway leads to the front door with abutting shingled borders.. There is a side garden area predominantly laid to lawn with hedgerow borders.

### Rear Garden

The rear garden commences with a spacious paved seating terrace with outside lighting, water tap. The paved area continues along the side of the house where you have a side door providing access to the garage, shingled bin storage area gate to the front of the property. The remainder being predominantly laid to lawn, with planted beds, mature sweet chestnut tree and enclosed by timber lap panel fencing.

### Garage

23' 4" x 10' 7" ( 7.11m x 3.23m )  
One and a half length. Up and over doors. Power and light connected. Courtesy door leading to the side.

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.

The vendor has advised that the bathroom has recently been updated.



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## welcome to Clermont Avenue, Sudbury

- Four bedrooms
- Vaulted family kitchen
- En-suite to master
- Detached
- Ample parking and one and a half length garage

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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111267 - 0005

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william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**