



**126 Clermont Avenue
Sudbury, Suffolk**

**DAVID
BURR**



126 Clermont Avenue, Sudbury, Suffolk, CO10 1AE

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A well presented two-bedroom semi-detached house situated to the very rear of a cul-de-sac within close proximity to town amenities. The property has been particularly well-presented and contains accommodation over two levels which includes a sitting room with a bay window, a kitchen/dining room, a utility area and a cloakroom with two double bedrooms and a bathroom on the first floor. Outside is a low maintenance, private enclosed garden and the further benefit of two private off-road parking space and access to further visitors' bays.

An extremely well-presented two bedroom semi-detached house with private parking and low maintenance garden.

ENTRANCE HALL: With a useful coats and shoes cupboard off and further door leading into:-

SITTING ROOM: Beautifully presented with plenty of space for seating and a staircase with solid wood bannisters leading to the first floor. Attractive bay window allowing for plenty of natural light and overlooking the greensward to the front. Door leading to:-

KITCHEN/DINING ROOM: Attractively presented with tiled flooring and floor to ceiling uPVC glass panel doors opening onto the garden. Containing a matching range of base and wall level units with wood effect work surfaces incorporating a four ring electric hob with extraction over and a one and a half sink with mixer tap above and drainer to side. Integrated refrigerator and freezer, Electra dishwasher and a combination oven. Breakfast bar providing further storage, space for dining and with space for a tumble dryer. Opening leading into:-

UTILITY AREA: With space and plumbing for a washing machine and a further range of base and wall level units with wood effect work surfaces.

CLOAKROOM: Containing a W.C. and a pedestal wash hand basin with tiled splashback.

First floor

LANDING: The stairs and landing benefit from an attractive timber panelled feature wall and with access to loft storage space and a useful storage cupboard with inset shelving and hanging rail. Doors leading to:-

BEDROOM ONE: A double bedroom with an outlook across the rear garden.

BEDROOM TWO: A further double room with an outlook over the greensward to the front and a particularly useful storage cupboard with inset hanging rail.

BATHROOM: Containing a bath with tiled surround, mixer tap and shower attachment over, W.C., wash hand basin and a heated towel rail.

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Outside

To the front of the property are two private **OFF-ROAD PARKING SPACES** with further access to visitors' bays on a first come first served basis. The property benefits from a private, enclosed rear garden which has been designed with low maintenance in mind and has been bordered in large part by a mellow red brick wall and a gate leading to the front. There is a stone paved terrace with space for a pergola and a timber storage shed (both available by separate negotiation).

Agent's Notes

A maintenance charge exists in the amount of £396.31 for 2025.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

WHAT3WORDS: battle.different.bolsters

VIEWING: Strictly by prior appointment only through DAVID BURR.

FLOORPLAN TO BE APPENDED

