



**Clermont Avenue, Sudbury CO10 1AE**



**welcome to**

**Clermont Avenue, Sudbury**

Set within this popular modern development is this spacious three bedroom semi detached home with large lounge and kitchen/diner. This well presented home is then enhanced with a corner plot style garden and off road parking.



**Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator.

**Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

**Kitchen / Diner**

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral oven and hob with hood over. Integral dishwasher. Central heating boiler. Radiator.

**Lounge**

Double glazed window to rear aspect. Double glazed french doors leading to garden. Radiator.

**Landing**

Access to loft, airing cupboard, radiator.

**Bedroom One**

Double glazed window to front aspect. Built in wardrobe, radiator.

**Ensuite**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.

**Bedroom Two**

Double glazed window to rear aspect. Radiator.

**Bedroom Three**

Double glazed window to rear aspect. Radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with shower over and mixer tap. Heated towel rail.

**Front**

Two parking spaces.

**Rear**

The wrap around garden commences with a patio seating area with the remainder predominantly laid to lawn.



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welcome to

## Clermont Avenue, Sudbury

- Three bedrooms
- Modern semi detached home
- Off road parking
- Larger than average garden
- Ground floor W.C, En-suite and family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111210 - 0004

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