

oakheart

£300,000

Guide Price

Clermont Avenue, Sudbury

Guide Price - £300,000 - £325,000

Situated within a popular residential setting, this well-presented three-bedroom link-detached home offers spacious and practical accommodation, complemented by ample off-road parking, a car port and a beautifully landscaped rear garden.

Entry is gained via a practical entrance porch, providing an ideal space for the storage of coats and shoes before leading through to the main accommodation. Positioned at the front of the property is the welcoming living room, a bright and comfortable space with stairs rising to the first floor.

The kitchen features a range of contemporary gloss white wall and base units beneath contrasting stone-effect work surfaces, incorporating an inset stainless steel sink and drainer with chrome mixer tap, integrated oven, four-ring gas hob and space for further appliances.

Completing the ground floor accommodation is a convenient cloakroom, fitted with a low-level WC and wash hand basin.

To the first floor, there are three well-proportioned bedrooms, including an impressive principal bedroom extending over 16ft in length. The remaining bedrooms offer versatile accommodation for children, guests or those working

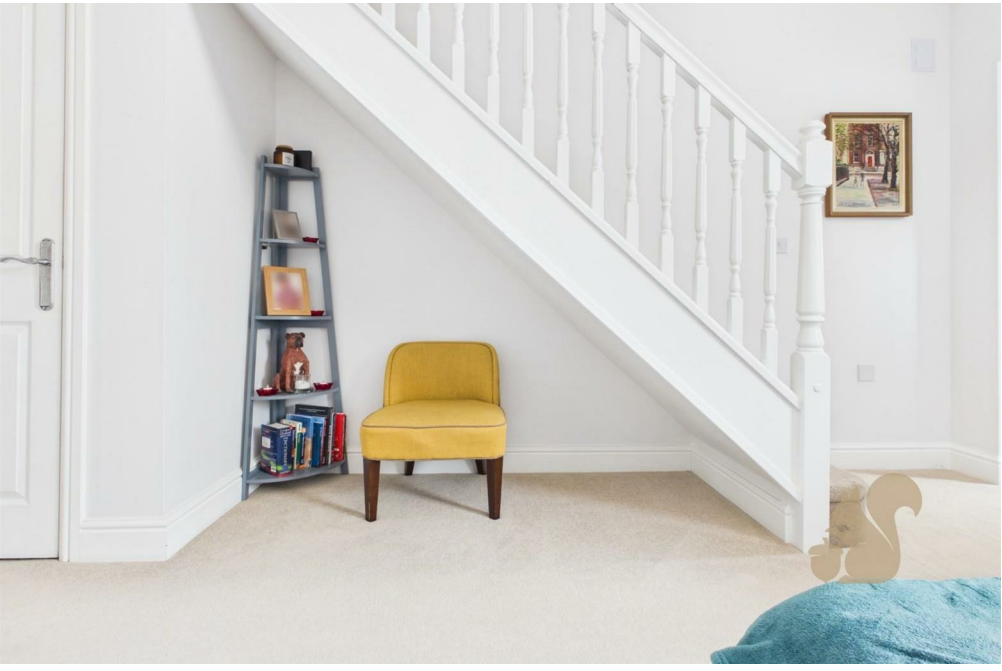
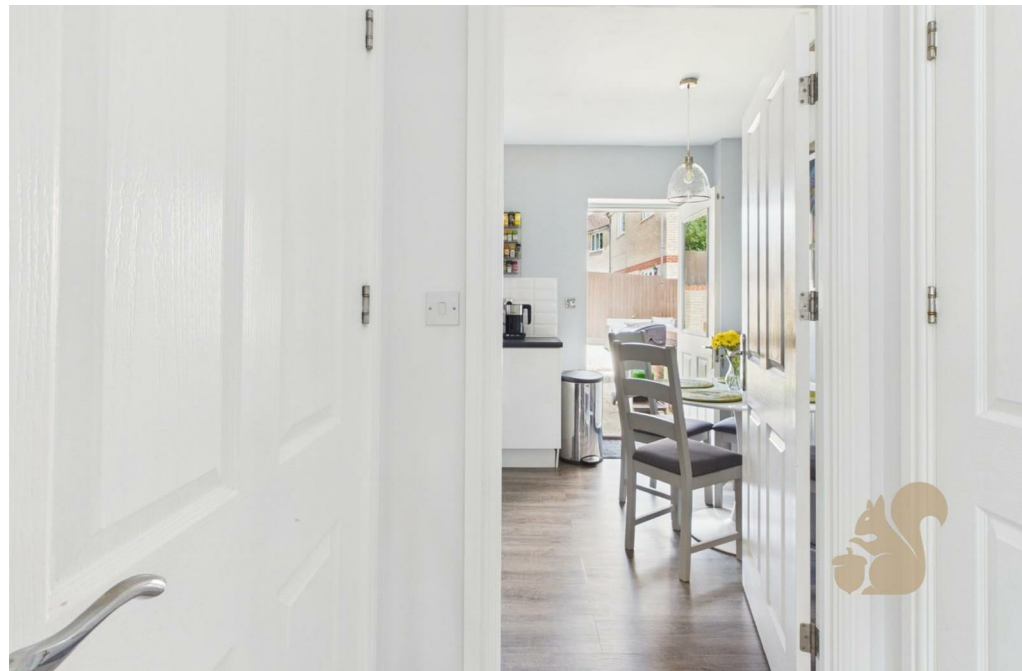
from home. A family bathroom serves all three bedrooms.

Externally, the property benefits from a car port and off-street parking for two to three vehicles. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring a lawned area ideal for families alongside a raised seating terrace positioned at the rear of the garden, perfect for outdoor entertaining and al fresco dining.

Call Oakheart today to arrange your viewing!











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GLA[®]
81.81 m²
880.55 ft²

Total
81.81 m²
880.55 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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