

## Description

### Approximate Room Sizes

**LOCATION** Nestled in the heart of picturesque Suffolk, Sudbury is a quintessential English town with an enchanting blend of heritage and modern living. As you consider your next move, this delightful town promises a lifestyle filled with rich history, natural beauty, and a thriving community.

Surrounded by the gentle, rolling hills of Suffolk's countryside, Sudbury is a haven for nature enthusiasts. Explore the tranquil meadows, walking and cycling trails, and the scenic River Stour, all within easy reach of your new home.

Every Thursday and Saturday, Sudbury hosts a bustling market in the town square, offering fresh produce, crafts, and antiques. It's a perfect place to connect with locals and soak in the vibrant atmosphere.

Sudbury has a strong artistic legacy, most notably associated with the famous painter Thomas Gainsborough. The town's art scene continues to flourish with various galleries, exhibitions, and creative events.

Families will appreciate the excellent schools in the area, providing quality education. The town also boasts a range of shops, restaurants, and leisure facilities for everyday convenience.

Sudbury's well-connected location allows for easy access to larger towns and cities. The train station provides direct links to London, ensuring a balanced lifestyle of both town and country living. As you embark on your property search, Sudbury beckons with its timeless charm and thriving community. Your next adventure starts here in Suffolk's hidden gem. Your new life awaits in this captivating corner of Suffolk.

**THE PROPERTY** In the entrance hall, a double glazed door to the front leads to the first floor, accompanied by a convenient storage cupboard. The cloakroom features a suite with a low-level WC and a vanity washbasin, complemented by an extractor fan and a heated towel rail. The generously sized lounge offers abundant natural light, thanks to double glazed windows in both the front and rear aspects, with access to the garden through double glazed French doors. The spacious kitchen boasts a fitted design with matching wall and base units over work surfaces, including a stainless steel sink and drainer unit, integral double oven with a hood and extractor, integral fridge/freezer, integral washing machine, dishwasher, and a wall-mounted central heating boiler.

A galleried landing is illuminated by a double glazed window to the rear, connected to the entrance hall via stairs. Bedroom one showcases a double glazed window to the front aspect and built-in wardrobes. The ensuite

includes a double glazed window to the rear aspect, featuring a suite with a low-level WC, a vanity washbasin, and a shower cubicle, complete with a heated towel rail. Bedroom two comprises two double glazed windows, while bedroom three features a double glazed window to the rear aspect. The bathroom presents a suite with a low-level WC, a vanity washbasin, and a bath with mixer taps, along with a heated towel rail for added convenience.

The exterior of the property features a compact lawned section and a paved pathway leading to both the front door and the gate granting access to the rear garden. Adjacent to the house, there is a driveway that accommodates parking for two vehicles in tandem. The back garden is enclosed by wooden panel fencing and comprises a combination of paved patio and decked areas, all accented by flower bed borders.

ENTRANCE HALL

CLOAKROOM

LOUNGE 17' 1" x 17' 6" (5.21m x 5.33m)

KITCHEN 15' 10" x 9' 11" (4.83m x 3.02m)

GALLERIED LANDING

BEDROOM ONE 10' 10" x 9' 11" (3.3m x 3.02m)

ENSUITE

BEDROOM TWO 10' 11" x 9' 10" (3.33m x 3m)

BEDROOM THREE 9' 11" x 10' 4" (3.02m x 3.15m)

BATHROOM 5' 6" x 6' 4" (1.68m x 1.93m)

OUTSIDE

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

Post Code – CO10 1ZN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



Ground Floor



First Floor



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Clermont Avenue | Sudbury | CO10 1ZN

A beautifully presented 3-bedroom home nestled in the highly sought-after Priory Estate. A cozy sitting room, a spacious kitchen/diner, a convenient ground floor W/C, ensuite, and a family bathroom. Also offering off-road parking and a private rear garden. Quick stroll to nearby amenities.

**£320,000**

- Three Bedrooms
- Sitting Room
- Kitchen/Diner
- Ground Floor W/C
- Ensuite & Family Bathroom
- Off Road Parking
- Private Rear Garden