

Description

Approximate Room Sizes

THE PROPERTY Welcome to this beautiful property that offers a comfortable and inviting living experience. As you step inside, you'll find yourself in the spacious entrance hall which provides access to various parts of the home.

To your right, a door leads to the well-appointed kitchen/dining room. This expansive area is a hub for culinary creativity and family gatherings. The kitchen features an array of matching and fitted wall and base units, complete with stylish work surfaces. Equipped with modern conveniences, including an integrated oven with a gas hob and an extractor fan, an inset sink with taps, an integrated fridge/freezer, dishwasher, and fridge, this kitchen is a chef's dream. A window to the front aspect allows natural light to flood the space, creating an inviting atmosphere. A convenient side door leads to the side passageway, adding ease to your daily comings and goings.

The adjacent sitting room is a generous living space designed for relaxation and entertainment. It boasts a charming fireplace, creating a cozy atmosphere, and large windows and patio doors that provide a picturesque view of the rear garden.

Also on the ground floor, you'll find a practical and modern ground floor w/c, complete with a close-coupled w/c, washbasin, and a window to the front aspect.

As you ascend the stairs to the first floor, you'll discover a landing that provides access to all the essential spaces of the upper level. Three spacious bedrooms await you, each offering unique features.

The master bedroom, located at the front of the property, features a window that fills the room with natural light. This bedroom also has the added convenience of an en-suite bathroom, which includes a shower, close-coupled w/c, and washbasin.

Bedrooms two and three, situated at the rear of the property, offer ample space and come with fitted wardrobes to help keep your belongings organized.

The family bathroom on this level boasts a panelled bath with a shower and shower screen, a close-coupled w/c, and a washbasin.

The outdoor area of this property is equally impressive. Ample off-road parking is available at the front of the house, ensuring convenience for you and your guests. The rear garden is a delightful retreat, featuring a paved patio area ideal for outdoor dining and relaxation. The rest of the garden is beautifully landscaped and enclosed by wooden panel fencing, providing privacy and security for your family and pets.

THE 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.

KITCHEN/DINER 15' 10" x 10' (4.83m x 3.05m)

SITTING ROOM 11' 3" x 17' 6" (3.43m x 5.33m)

BEDROOM ONE 13' 5" x 10' 7" (4.09m x 3.23m)

BEDROOM TWO 11' 11" x 8' 9" (3.63m x 2.67m)

BEDROOM THREE 8' 6" x 8' 6" (2.59m x 2.6m into wardrobe)

BATHROOM 5' 6" x 6' 8" (1.68m x 2.03m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

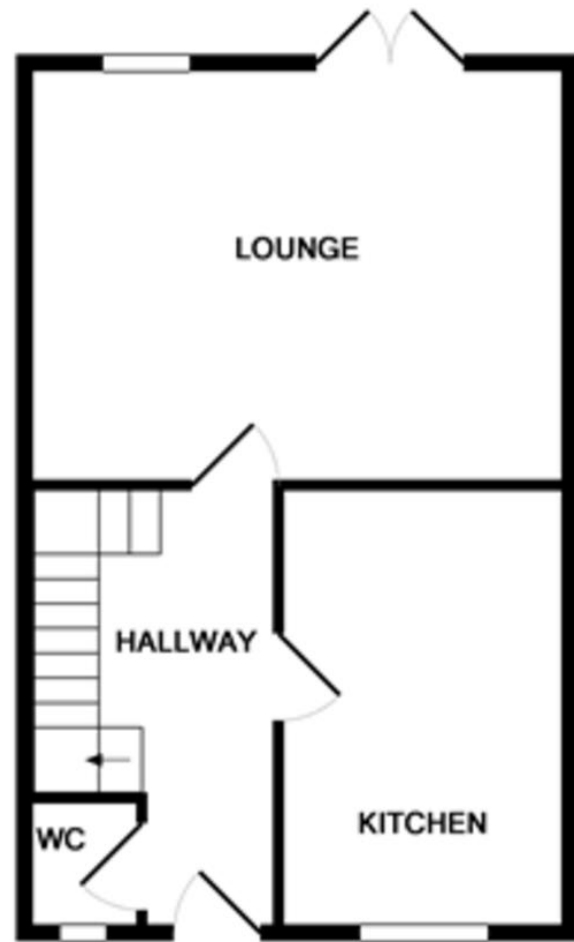
Post Code – CO10 1AE

Viewings by appointment

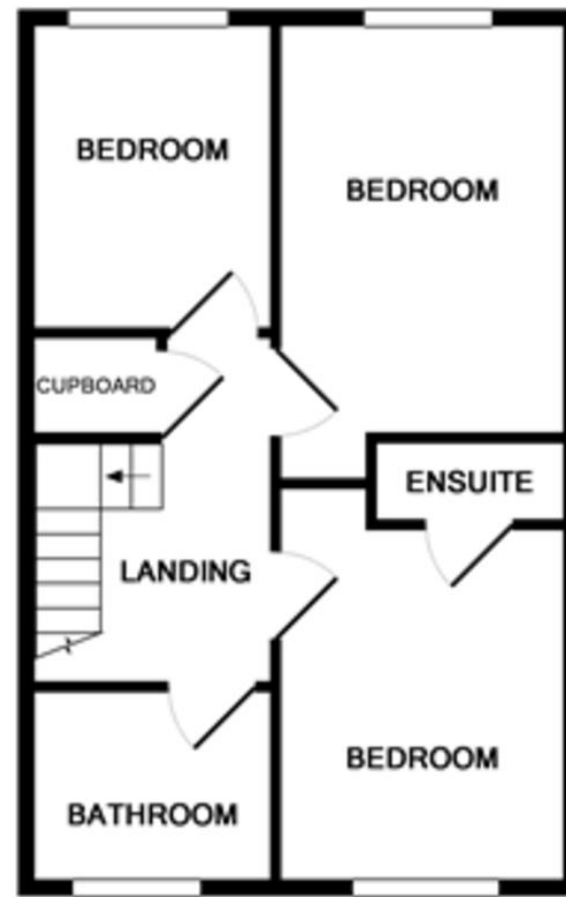
Bychoice Estate Agents

Tel: 01787 468400





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.
Awaiting EPC

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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 1AE

£300,000

A three bedroom semi-detached home located on the highly sought after Priory Estate within Sudbury. Benefitting from a spacious kitchen/dining room, sitting room, ground floor w/c, family bathroom and ensuite to master bedroom. Outside there is ample off road parking and a private rear garden.

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Ground Floor W/C
- Family Bathroom
- Ensuite To Master Bedroom
- Ample Off Road Parking