



Clermont Avenue, Sudbury CO10 1AE

welcome to

Clermont Avenue, Sudbury

Set on this modern and popular development within Sudbury is this spacious two double bedroom semi detached home that benefits from a ground floor W.C as well as driveway and carport parking. Potential to be offered chain free

Entrance Hall

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

Cloakroom

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

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface, together with matching breakfast bar. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hood and hood over. Space for appliances. Radiator. Central heating boiler installed March 2026*

Lounge

Double glazed window to rear aspect. Double glazed french doors leading to rear garden. Storage cupboard, radiator.

Landing

Access to loft. Radiator.

Bedroom One

Two double glazed windows to rear aspect. Built in wardrobe. Radiator.

Bedroom Two

Two double glazed windows to front aspect. Built in wardrobe. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Front Garden

A driveway leads to the carport. Step leading to front door.

Rear Garden

The rear garden commences with a patio seating area. with the remainder being predominantly laid to lawn with mature trees.

Agent Note

* The vendor has advised the central heating boiler was installed March 2026 and has a five year guarantee.





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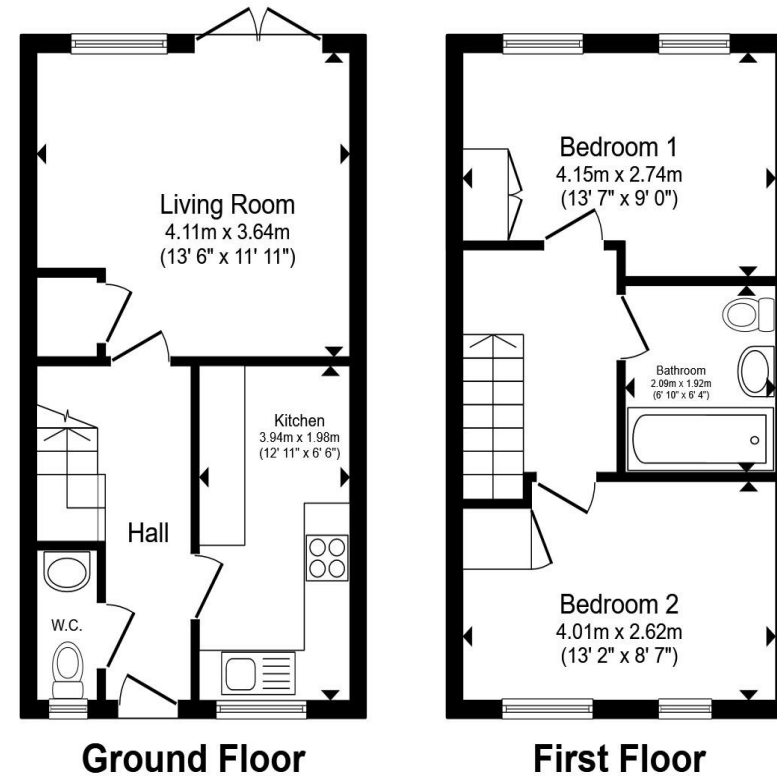
- Potential to be offered chain free
- Two double bedrooms
- Ground floor W,C
- Driveway and Carport parking
- Spacious lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£250,000



Total floor area 63.6 m² (685 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111513 - 0006

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