

oakheart



£290,000

Price Guide

Clermont Avenue, Sudbury



\*£290,000 - £310,000\* Set within a sought-after development in the heart of Sudbury, this modern and beautifully arranged four-bedroom townhouse offers generous, flexible living spread across three well-designed floors. Perfectly suited for growing families or professionals seeking space and comfort, this home is just moments from local schools, shops, and the town centre.

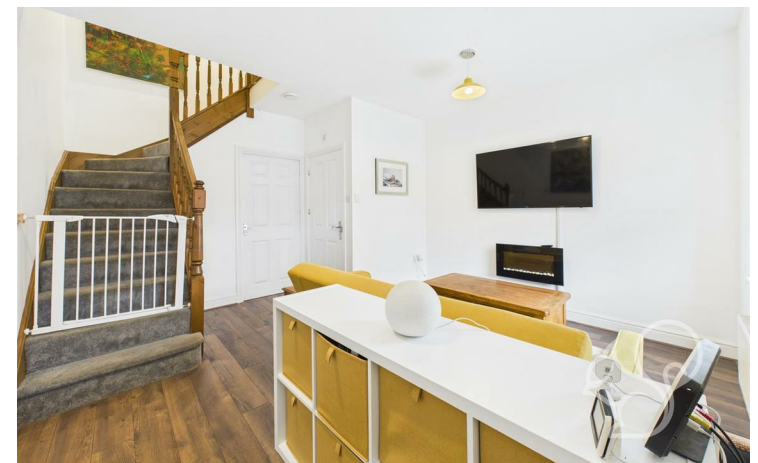
Entry is gained to the spacious living room at the front of the property, ideal for relaxing or entertaining guests. To the rear, the contemporary

kitchen and dining area enjoys plenty of natural light and offers direct access to the garden through French doors. The kitchen features a range of light shaker style floor and wall mounted units topped with timber work surfaces, an integrated oven with four ring gas hob above, stainless steel extractor fan, tiled splash backs and an inset sink and drainer unit complete with detachable mixer tap. Upstairs, the first floor offers two well-proportioned double bedrooms, each full of natural light. The top floor boasts a spacious principal bedroom complete with its own en-suite shower room and built-in storage. A fourth bedroom and a sleek family

bathroom with modern fittings complete the upper floor, offering comfort and privacy for all.

The beautifully landscaped rear garden begins with a generous paved seating area, perfect for summer BBQs and outdoor entertaining. This leads seamlessly onto a neatly maintained patch of artificial lawn, bordered by raised sleeper beds filled with vibrant planting. Toward the rear, a set of steps descends to a gated access point, opening out to the property's two allocated parking spaces for added convenience.

Call Oakheart today to arrange your viewing!

















Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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