

Summary

This impressive 5-bedroom home on the sought-after Priory Estate boasts spacious living areas including a sitting room, dining room, and kitchen/breakfast room. Further features include an ensuite and family bathroom. With a garage, ample off-road parking, and the convenience of being walking distance to amenities, plus a short drive to Sudbury Town and Train Station. This property comes with no onward chain.

Description

Approximate Room Sizes

ENTRANCE HALL Door into entrance hall, with further doors off to dining room, sitting room, kitchen/breakfast room, w/c and under stairs cupboard. Stairs ascending to first floor landing.

DINING ROOM 14' x 11' 6" (4.27m x 3.51m) Window to front aspect. This room can be utilised as a dining room or further reception room.

SITTING ROOM 17' 7" x 14' 1" (5.36m x 4.29m) French doors and windows to rear.

KITCHEN/BREAKFAST ROOM 18' x 13' 6" (5.49m x 4.11m) Windows and French doors to rear. Fitted kitchen with matching wall and base level units with work surfaces over, inset sink with mixer tap over, integrated oven with hob and extractor fan over, space and plumbing for washing machine and dishwasher, space for fridge freezer. Space for dining table. Door to garage.

WC Close coupled w/c, wash hand basin.

LANDING Doors off to bedrooms, bathroom and airing cupboard.

BEDROOM 1 13' x 12' 2" (3.96m x 3.71m) Window to rear aspect, doors to wardrobe and ensuite.

ENSUITE Window to side, shower, close coupled w/c, wash hand basin.

BEDROOM 2 12' 10" x 11' 3" (3.91m x 3.43m) Window to front.

BEDROOM 3 14' x 9' 10" (4.27m x 3m) Window to rear.

BEDROOM 4 10' 8" x 10' 3" (3.25m x 3.12m) Window to front.

BEDROOM 5 10' 5" x 9' 9" (3.18m x 2.97m) Window to rear.

BATHROOM Window to rear, panelled bath with taps and shower attachment over, separate shower, close coupled w/c, wash hand basin.

OUTSIDE The front of the property is approached by ample off road parking and vehicular access to the garage with garden to side.

The rear garden is predominately laid to lawn and enclosed by wood panel fencing.

GARAGE Up and over garage door to front, service door to kitchen. Power & lighting.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

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

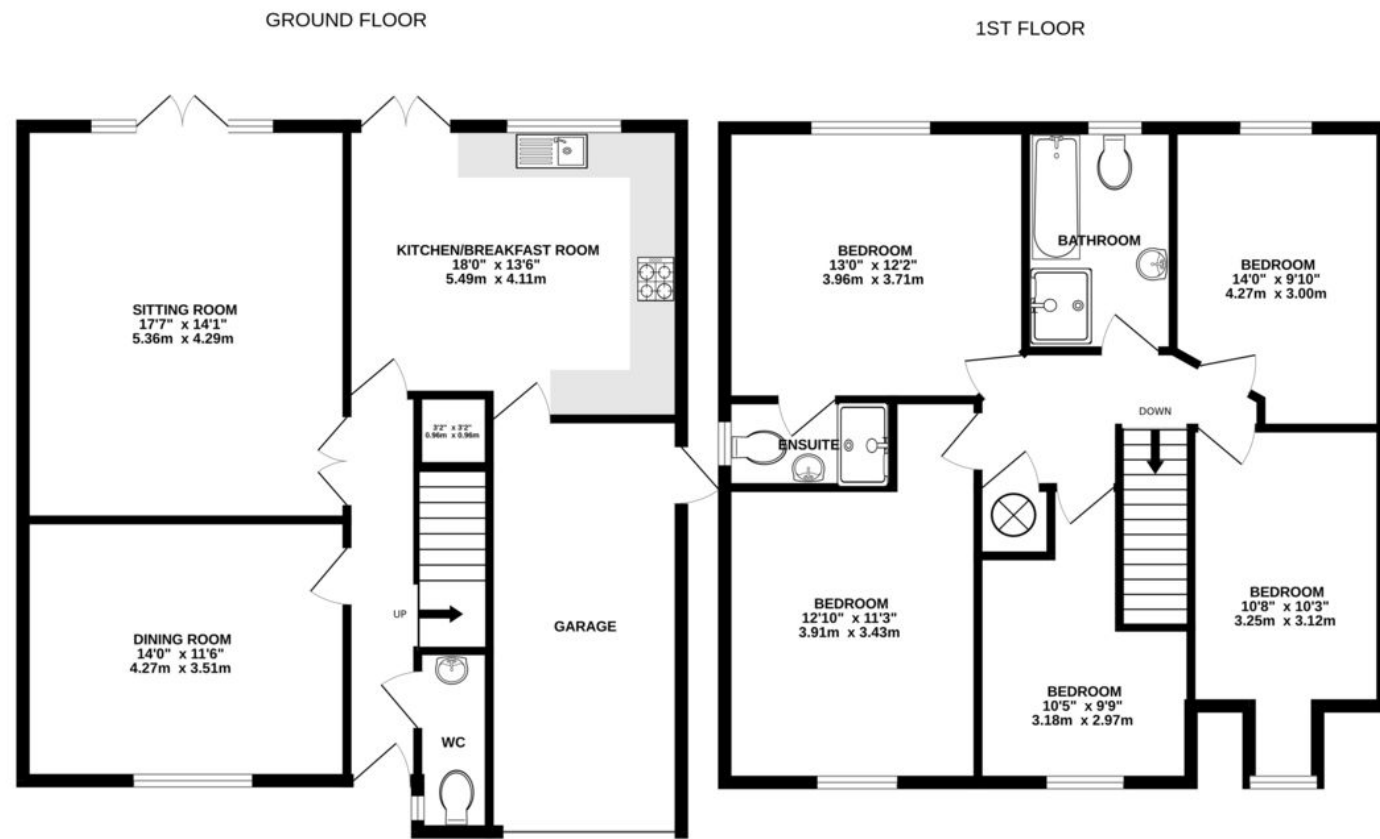
Post Code – CO10 1AE

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Clermont Avenue | Sudbury | CO10 1AE

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Guide Price £475,000

- Five Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Ensuite & Family Bathroom
- Garage & Ample Off Road Parking
- Sought After Priory Estate Location