



DAVID  
BURR

17 Falstaff Way,  
Chilton, Suffolk





# 17 FALSTAFF WAY, CHILTON, SUDBURY, SUFFOLK, CO10 0RF

Chilton is a charming little hamlet located on the outskirts of Sudbury which in turn is surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A substantial four-bedroom detached house situated to the rear of a quiet cul-de-sac on the highly regarded Chilton Place development. The property was completed in 2022 and contains bright and spacious accommodation over two levels which includes a dual aspect sitting room with wood burning stove, a kitchen/dining/living room, separate study/playroom, utility and ground floor cloakroom. Upstairs, four double bedrooms are served by three bathrooms (two en-suite). There is the additional benefit of a private driveway providing off-road parking as well as a garage, workshop/studio and a low maintenance rear garden.

## A substantial four-bedroom house with garden, garage and off-road parking.

Front door leading to:-

**ENTRANCE HALL:** With high-quality Amtico wood effect flooring which continues throughout the rest of the ground floor, staircase rising to first floor with useful storage cupboard below and with doors leading to:-

**SITTING ROOM: 18'8" x 12'4" (into bay)** (5.70m x 3.77m) A bright dual aspect room with an attractive bay window with bespoke fitted shutters to the front and uPVC floor-to-ceiling glass panel doors opening onto terracing and overlooking the garden. Ample space for seating arranged around a central wood burning stove situated on a polished slate hearth with a brick slip surround.

**STUDY/PLAYROOM: 11'0" x 8'8"** (3.36m x 2.65m) With a continuation of Amtico flooring and providing a versatile space to work from home or as an additional reception room if required.

**KITCHEN/DINING/LIVING ROOM: 25'1" x 18'0" (max)** (7.64m x 5.48m) Finished to a high standard and with ample space for seating and a large dining table and chairs beneath a substantial atrium style skylight adjacent to floor-to-ceiling uPVC glass panel doors which open onto terracing and the rear garden. The kitchen contains a matching range of base and wall level shaker style units with polished Quartz worksurfaces incorporating a five-ring Bosch gas hob with Quartz splashback and extractor fan over. Integrated appliances include a refrigerator, freezer, Bosch dishwasher and double electric

combination oven. A substantial island provides additional storage together with a stainless-steel sink with mixer tap above and an area of seating at a breakfast bar. Recessed LED spotlighting throughout and a door leading to:-

**UTILITY: 7'5" x 5'5"** (2.25m x 1.66m) With a further range of base and wall level units with polished Quartz worksurfaces incorporating a stainless-steel sink with a mixer tap above and a drainer to side and with space and plumbing for a washing machine and space for tumble dryer. Door leading onto the garden.

**CLOAKROOM: 7'5" x 4'4"** (2.26m x 1.31m) Containing a WC and wash hand basin.

### First Floor

**LANDING:** With an airing cupboard off and doors leading to:-

**BEDROOM 1: 12'8" x 10'7"** (3.86m x 3.23m) A comfortable double bedroom with an outlook across the rear gardens and with a door leading to:-

**EN-SUITE:** Containing a double-width shower cubicle with glass screen door and tiled surround. WC, wash hand basin with recessed storage below and a chrome heated towel rail.

**BEDROOM 2: 14'2" x 10'8" (max)** (4.32m x 3.26m) A further double bedroom with an outlook to the rear and a door leading to:-

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**EN-SUITE:** Containing a shower, WC, wash hand basin with recessed storage and a chrome heated towel rail.

**BEDROOM 3: 11'1" x 9'0"** (3.37m x 2.74m) A further double room with an outlook to the front.

**BEDROOM 4: 10'6" x 9'0"** (3.21m x 2.74m) A further double bedroom.

**FAMILY BATHROOM:** Containing a panel bath with tiled surround, mixer tap and shower attachment over. Separate shower cubicle with tiled surround, glass screen door and also containing a WC, wash hand basin with recessed storage below and a chrome heated towel rail.

## Outside

To the front of the property is a private driveway providing **OFF-ROAD PARKING** for two vehicles. The driveway itself leads onto a:-

**GARAGE: 21'5" x 8'7"** (6.54m x 2.62m) Divided into two parts and containing a useful area of storage with twin up-and-over doors. An internal door leads to:-

**STUDIO/WORKSHOP: 20'7" x 14'3"** (6.27m x 4.35m) A functional space with power and light connected and with a personal door to rear.

The rear garden has been designed with low maintenance in mind and contains two stone paved terraces ideal for outdoor dining and areas of artificial grass enclosed by close-board fencing. There is the further benefit of external lighting and a water tap.

## AGENT'S NOTES

The property will be unfurnished except for the wardrobe in the master bedroom and outdoor furniture.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F.

**PRICE:** £2,000 pcm,

**DEPOSIT:** £2,307.69

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**CONSTRUCTION TYPE:** Brick

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload  
**Phone signal:** Yes – EE, Three, O2, Vodafone.

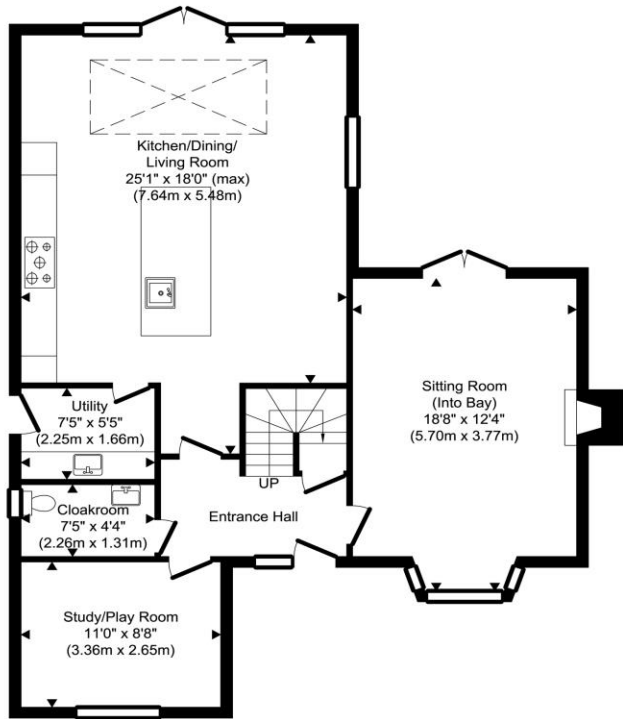
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**VIEWING:** Strictly by prior appointment only through DAVID BURR

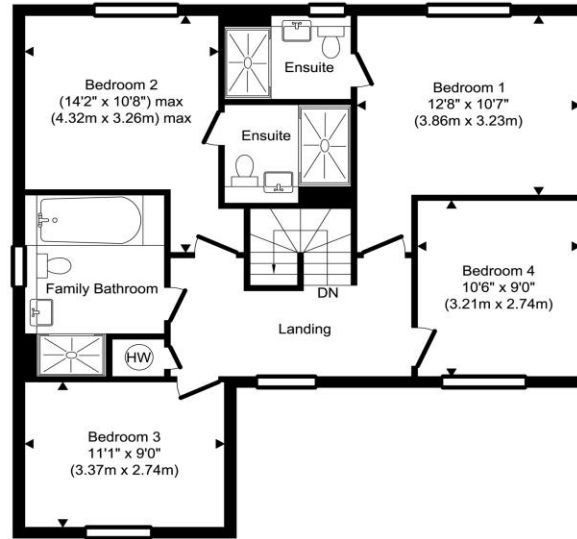
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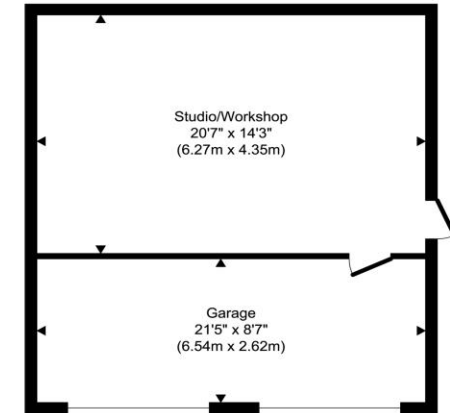
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Ground Floor  
Approximate Floor Area  
882.31 sq. ft.  
(81.97 sq. m)



First Floor  
Approximate Floor Area  
762.08 sq. ft.  
(70.80 sq. m)



Outbuilding  
Approximate Floor Area  
497.61 sq. ft.  
(46.23 sq. m)

TOTAL APPROX. FLOOR AREA 2142.01 SQ.FT. (199.00 SQ.M.)

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