



**8 Greensleeves Road,
Chilton, Suffolk**

**DAVID
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8 GREENSLEEVES ROAD, CHILTON, SUDBURY, SUFFOLK, CO10 0GA

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's 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's Liverpool Street, serving the commuter.

A spacious three-bedroom detached house built in 2021 enjoying a corner plot size garden, a double length garage and en-suite to master bedroom.

A three-bedroom detached house on a corner plot with off-road parking and garage.

ENTRANCE HALL: An inviting space with staircase leading to first floor, space for shoes and coats with doors leading to:-

SITTING/DINING ROOM: 17'7" x 15'6" (5.36m x 4.72m)
A particularly large and light room with floor-to-ceiling windows and French doors overlooking the private rear garden with large understairs storage cupboard and space for a dining table and chairs as well as other living room furniture.

KITCHEN: 12'0" x 8'1" (3.66m x 2.46m) Fitted with a wide range of contemporary units finished with a slate effect worktop with integrated one-and-a-half sink and mixer tap and drainer unit, gas hob with extractor above, one-and-a-half eye-level oven, fridge/freezer and space for washing machine.

CLOAKROOM: A contemporary fitted suite consisting of a large wash hand basin with mixer tap, WC and grey stone effect ceramic tiles.

First Floor

LANDING: Large airing cupboard and doors leading to:-

MASTER BEDROOM: 13'7" x 8'10" (4.14m x 2.69m) A beautifully finished room with views over the rear garden, space for a large double bed and other furniture with door leading to:-

EN-SUITE: Double-width walk-in shower cubicle, WC and wash hand basin with mixer tap with grey stone effect ceramic tile surround with wood effect worktop and mirrored wall.

BEDROOM 2: 10'8" x 8'2" (3.25m x 2.49m) A generous second bedroom with views over the green to the front.

BEDROOM 3: 10'4" x 6'5" (3.15m x 1.96m) This room is currently utilised as a nursery but would work well as a single bedroom or study with views over the rear garden.

FAMILY BATHROOM: A three-piece suite consisting of a WC, wash hand basin with mixer tap, large panel bath with overhead shower and shower screen, attractive tile surround and heated towel rail.

Outside

To the front of the property a tarmac drive provides ample **OFF-ROAD PARKING** with the rest of the garden being predominantly laid to lawn with box hedging creating a uniform border with footpath leading to front

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door and side access gate to rear garden. Beyond the off-road parking you will find a double-length **SINGLE GARAGE: 24'2" x 10'11"** (7.37m x 3.33m) with up-and-over door, power connected and storage above with space to create a workshop area or study to the rear where it is currently utilised as a utility and store.

To the immediate rear of the property you will find a terrace seating area which is a great space for entertaining and being on a corner plot the property enjoys a wraparound garden that is predominantly laid to lawn.

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

AGENT'S NOTES

The property is located on a privately maintained road and we believe there is a maintenance charge in place which is to be confirmed.

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: D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

Phone signal: Yes – EE, O2, Vodafone.

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WHAT3WORDS: ///rated.limped.ramps

VIEWING: Strictly by prior appointment only through DAVID BURR.

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