




DAVID
BURR

Beaumont,
Chilton, Sudbury, Suffolk



	Please consult the quotation for a list of items to be supplied. The drawing is a computer representation of layout	Cad Plan No : 25010971595	Customer : BRYANTS BUILDING SERVICES LTD
	and dimension, details should be checked by the installer/builder. Please also ensure a Gas Safe registered	Designed By : Chloe Goodwin	Plan Name: PLOT 1 - CHILTON
	engineer is engaged with regards to any gas appliances. Check with your installer/builder for more information.	Designed On : 31/10/25	Range Designed : Chelford Dusk Blue



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Beaumont, Waldingfield Road, Chilton, Sudbury, Suffolk, CO10 0PS

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.

Built in a Victorian villa style, this six bedroom executive home enjoys a wraparound garden, cartlodge, garage and studio. The property will also enjoy a 6kw PV solar system with 10kw battery and air source heat pump.

Front door leading to:-

ENTRANCE HALL: An inviting space with open staircase leading to first floor with space underneath for shoes and coats, as well as a large double door cupboard that houses the manifold/underflooring heating system, also providing further storage. Door leading too:

KITCHEN/DINING ROOM: This is a wonderfully light triple aspect room that is part vaulted with velux windows with french doors to the front and rear where you will find a large terraced seating area providing a great space for entertaining. You are initially greeted by a snug seating area leading onto a dining space, with a fully fitted kitchen with a matching range of shaker style cupboards with a stone effect worktop and matching splashback, with matching return creating a breakfast bar seating area. Integrated appliances include one and a half oven and heating tray, ceramic hob and downdraft extractor, full height larder fridge and full height freezer, dishwasher, one and a half butler style sunken sink with brash cooker tap.

SITTING ROOM: This is a particularly elegant room with french leading to the rear terrace with sash windows to either side with your attention immediately drawn to the brick fireplace and stone hearth with space for an inset log burner or electric fireplace.

STUDY: A particularly useful room with french doors to the front providing secondary access and natural light.

UTILITY ROOM: The utility is fitted with a matching range of shaker style cupboards and worktop to the kitchen, with sunken sink and mixer tap and integrated appliances including a tumble dryer, washing machine and useful side access door to rear garden.

CLOAKROOM: A two piece suite consisting of a close coupled WC, wash hand basin and heated towel rail.

First Floor

LANDING: With large sash window to the front which fills this room with plenty of natural light with doors leading to:

MASTER BEDROOM: A double aspect room with space for a large double bed and other bedroom furniture with door leading to:

EN-SUITE: A three piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit with low threshold walk-in shower with overhead shower and handheld shower and attractive tiled surround.

BEDROOM 3: A generous double bedroom with sash window to the front.

BEDROOM 4: A good sized double bedroom with sash window to the front.

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BEDROOM 5: A light double bedroom with two windows overlooking the rear garden.

FAMILY BATHROOM: A three piece suite consisting of a large panel bath with overhead shower and shower screen, close coupled WC and wash hand basin with vanity unit.

Second Floor

LANDING: Useful eaves landing storage with doors leading to:

BEDROOM 2: A generous guest bedroom with space for a large bed and other bedroom furniture.

BEDROOM 6: Useful alcove for bedroom furniture and space for a double bed.

Plumbing has been brought to the second floor offering flexibility for the top floor to be transformed into a master suite to suit a given buyers needs.

Outside

To the front of the property, you will find a large gravel driveway providing ample off-road parking and in turn, access to the **GARAGE** and **CARPORT**. Hard wood external staircase leading to **STUDIO** above.

To the immediate rear of the property you will find a large terraced seating area being of great space for entertaining with the rest of the garden being predominately laid to lawn, wrapping round the property with mature trees to the southerly facing boundary providing privacy.

AGENTS NOTE: The rear garden has been seeded and will take over the coming weeks, however for marketing purposes a CGI lawn has been added.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water and electricity connected. Private drainage via a treatment plant. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – 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).

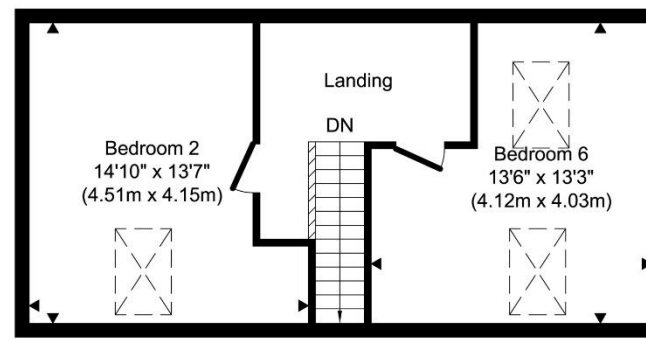
COUNCIL TAX BAND: TBC

TENURE: Freehold

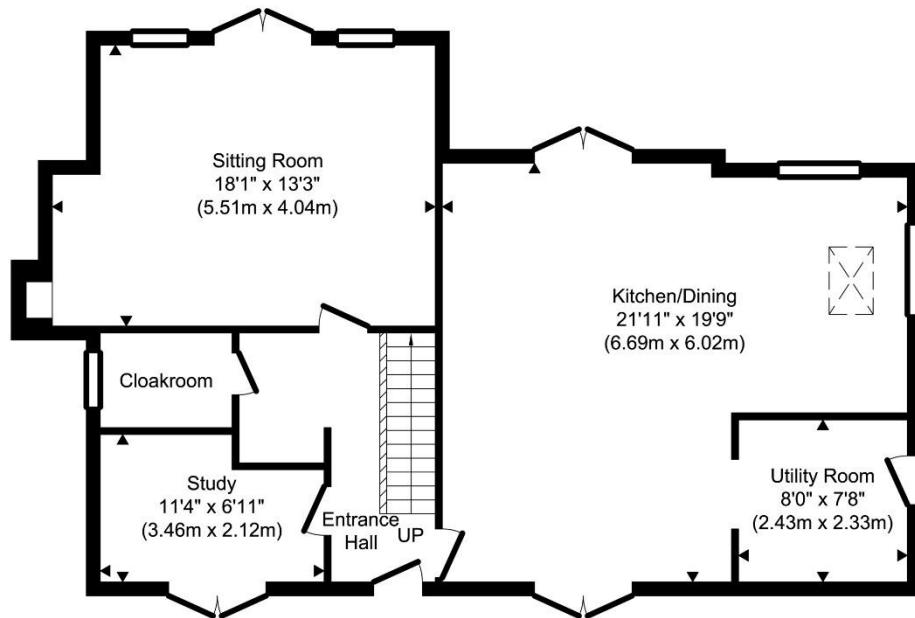
CONSTRUCTION TYPE: Brick

WHAT3WORDS: ///differ.cotton.toolbar

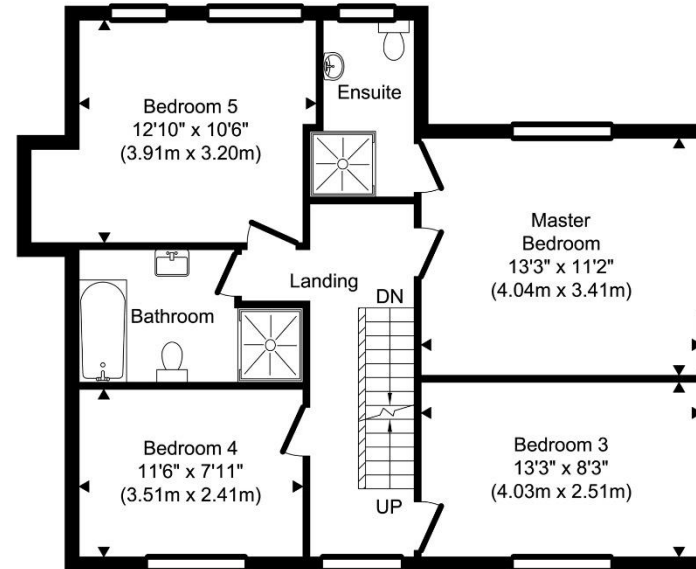
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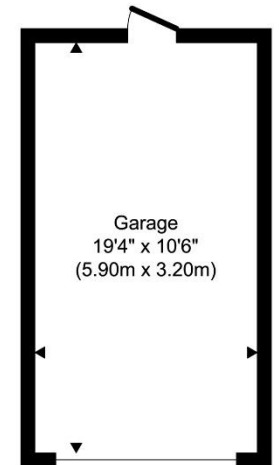
Second Floor
Approximate Floor Area
416.45 sq. ft.
(38.69 sq. m)



Ground Floor
Approximate Floor Area
852.60 sq. ft.
(79.21 sq. m)



First Floor
Approximate Floor Area
678.66 sq. ft.
(63.05 sq. m)



Outbuilding
Approximate Floor Area
203.22 sq. ft.
(18.88 sq. m)

TOTAL APPROX. FLOOR AREA 2150.95SQ.FT. (199.83 SQ.M.)

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