

Hill Farm Chase, Assington, Sudbury, CO10 5LY



**To Let
Unfurnished
£1,550 pcm**

3 bedrooms
2 reception rooms
2 bathrooms



Some details

This rural home is one of three brand new dwellings, nearing completion. Forming part of the former granary, one of a small, mixed farmstead of buildings in the village of Assington. The dwellings are situated within walking distance of the local village shop and pub, with excellent access to footpaths. This end terrace home enjoys far reaching views over adjacent meadows and farm land and is approached by a sweeping driveway with parking for two vehicles and gated access to the South facing rear garden. The garden can also be accessed via the large glass sliding doors onto the patio, from the dual aspect Sitting/Dining room.

All three properties have all been finished to an extremely high standard throughout, with quality fixtures and fittings to include oak flooring to the ground floor, a Howden's Tewkesbury Kitchen in Dove grey with oak block worktops and breakfast bar with NEFF appliances and Franke sink and taps, security system, carpets to the stairs and first floor, Karndean Vinyl Flooring to bathroom & en-suite with high quality sanitaryware and solid oak doors throughout. The brand new Daikin Air Source Heat Pump system provides efficient underfloor heating to the ground floor, with radiator heating to the first floor coupled with high performance glazing throughout ensuring the properties are economical to run and heat. Fibre broadband has also been installed in each property.

Due to the exclusive nature of this development, we strongly recommend arranging an internal viewing as soon as possible.

Entrance hall

With oak flooring, doors leading to all principle rooms, stairs to first floor and under-stairs cupboard.

Snug/Study

11' 8" x 8' 5" (3.56m x 2.57m)

Window to side aspect.

Utility room

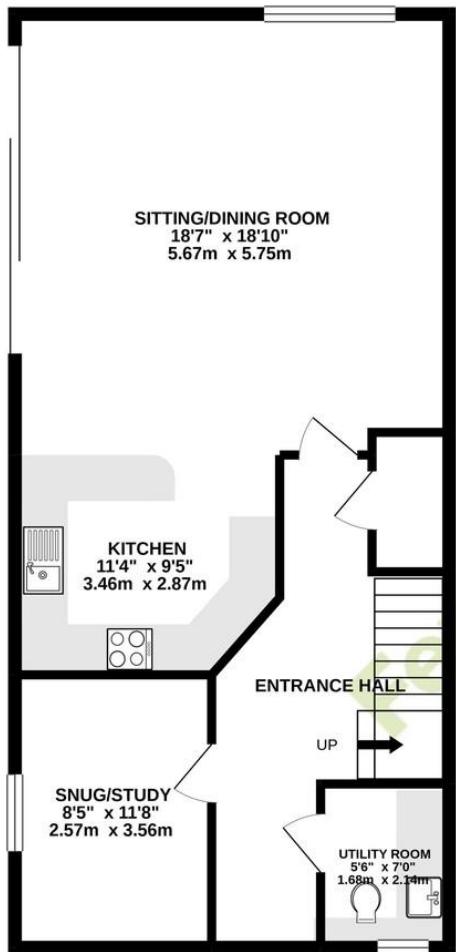
7' 0" x 5' 6" (2.13m x 1.68m)

Solid oak worktops with space for a washing machine under, low-level w/c and hand wash



One of three exclusive brand new properties, situated on the periphery of the popular village of Assington with a picturesque setting surrounded by fields and farmland.

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate only. 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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basin.

Kitchen

11' 4" x 9' 5" (3.45m x 2.87m)

Open-plan to Living room. Fitted solid oak kitchen complete with integrated NEFF appliances and Franke stainless steel kitchen sink.

Living-dining room

18' 10" x 18' 7" (5.74m x 5.66m)

Stunning views over fields and farmland via the vast sliding patio doors to side aspect.

Landing

10' 1" x 6' 3" (3.07m x 1.91m)

Natural light supplied by the overhead Velux window.

Master bedroom

18' 7" x 15' 9" (5.66m x 4.8m)

With ensuite shower room and windows to side and rear aspect with magnificent views.

Ensuite

9' 9" x 5' 0" (2.97m x 1.52m)

Large walk-in shower with glass screen and





overhead rainfall style showerhead, low-level w/c, pedestal hand wash basin, heated towel rail and LED backlit wall-mounted mirror.

Bedroom two

13' 8" x 10' 10" (4.17m x 3.3m)

Window to side aspect with stunning views.

Bedroom three

11' 10" x 7' 8" (3.61m x 2.34m)

Window to side aspect with stunning views.

Bathroom

10' 0" x 7' 3" (3.05m x 2.21m)

Four-piece suite complete with panelled bath, shower cubicle, low-level w/c, pedestal hand wash basin, heated towel rail and LED backlit wall-mounted mirror. Door leading to airing cupboard.

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,788.46

Availability: Imminent

No Pets

Non Smokers

Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327010.

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To find out more or book a viewing

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Consumer Protection Regulations 2008

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