



DAVID
BURR

**1 Ryder Walk,
Chilton, Suffolk**



1 Ryder Walk, Chilton, Sudbury, Suffolk, CO10 0XS

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 Londons 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 Londons Liverpool Street, serving the commuter.

A well-presented and thoughtfully designed three-bedroom semi-detached house situated on a highly sought after new development on the edge of a thriving Suffolk market town. The property contains accommodation over two levels which includes a well-proportioned sitting room, a kitchen/dining room and a ground floor cloakroom. Upstairs are three bedrooms (the master with an en-suite) and a further family bathroom. There is additional benefit of a private enclosed garden and two off-road parking spaces.

A three-bedroom, two-bathroom house with private garden and off-road parking.

Front door leading to:

ENTRANCE HALL: With Amtico wood-effect flooring, staircase rising to first floor and a useful storage cupboard with space for coats and shoes off. Doors leading to:-

SITTING ROOM: A well-proportioned dual aspect room with plenty of space for seating and uPVC and glass-panelled doors with floor-ceiling windows to each side allowing for plenty of natural light and opening onto the garden.

KITCHEN/DINING ROOM: With plenty of room for a dining table and chairs and an attractive dual-aspect allowing for plenty of natural light. The kitchen contains a matching range of base and wall level contemporary-style units with wood-effect work surfaces incorporating a one and a half stainless-steel sink with mixer tap above and drainer to side. Four ring stainless-steel AEG gas hob with extraction above. Integrated appliances include a refrigerator, freezer and AEG electric double oven as well as a Zanussi dishwasher and washing machine.

CLOAKROOM: Containing a WC and a pedestal wash hand basin with a tiled splashback.

First Floor

LANDING: With access to loft storage space and doors leading to:-

BEDROOM ONE: A well-proportioned dual-aspect double bedroom with a door leading into:-

EN-SUITE: Containing a double width shower with glass sliding door and tiled surround, WC and a pedestal wash hand basin.

BEDROOM TWO: A further dual-aspect double bedroom.

BEDROOM THREE: Currently utilised as a study but which could equally serve as a further double bedroom.

BATHROOM: Containing a panelled bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin.

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Outside

In front of the property is a lawned area of garden enclosed by hedging. To the side is a private unoverlooked garden enclosed in large part by a brick wall and which contains an area of lawn with a stone paved terrace and pathway which leads through the garden and onto a useful timber storage shed. An access leads to the rear of the properties and provides a convenient and discreet space for storage of wheelie bins and leads onto a private area of parking with two **OFF-ROAD PARKING SPACES**.

Agent's Notes

The property originally completed in spring 2024 and had a 10-year NHBC building guarantee certificate from that time.

As is not uncommon with properties of this style, a maintenance charge exists for the upkeep of communal areas in the amount of £170.61 p.a.

SERVICES: Main water, drainage and mains electricity are connected. Gas fired heating by 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: C

TENURE: Freehold

CONSTRUCTION TYPE: Brick

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WHAT3WORDS: shimmered.bashful.trucked

VIEWING: Strictly by prior appointment only through DAVID BURR.

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FLOORPLAN TO BE APPENDED

