



DAVID
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**2 The Stables, Chilton Grove, Waldingfield Road,
Sudbury, Suffolk**

2 THE STABLES, CHILTON GROVE, WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 0PR

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.

An attractive three-bedroom property which forms part of a stylish conversion scheme of former stables. The property contains accommodation over two levels which includes an open-plan kitchen/dining/living area, three bedrooms and two bathrooms, the master with an en-suite and dressing area. There is the further benefit of off-road parking and a private enclosed rear garden.

A three-bedroom property with garden and off-road parking.

Front door leading to:-

ENTRANCE HALL: With floor-to-ceiling windows allowing for plenty of natural light, engineered wood flooring which continues throughout much of the ground floor and doors leading to:-

KITCHEN/DINING/LIVING ROOM: 20'5" x 14'11" (6.22m x 4.54m)
Containing a kitchen with a matching range of base and wall level grey gloss units with wood effect worksurfaces incorporating a stainless-steel one-and-a-half sink with a mixer tap above and drainer to side and a four-ring Lamona hob with extractor over and splashback. A range of integrated appliances include a double Lamona electric combination oven, refrigerator and freezer and integrated dishwasher. Plenty of storage, space for table and chairs and further seating. Glass panel door opening onto the garden.

BEDROOM 2: 15'0" x 9'11" (4.56m x 3.03m) A well-proportioned dual aspect double bedroom.

BEDROOM 3: 11'6" x 9'11" (3.51m x 3.02m) A double bedroom overlooking the rear garden.

BATHROOM: Containing a panel bath with a tiled surround and a mixer tap over, separate corner shower cubicle with glass sliding doors, rainfall style

showerhead and additional attachment below. WC, vanity suite and a chrome heated towel rail.

Inner Hall: With staircase rising to first floor, useful understairs storage cupboard off and further door leading to:-

UTILITY: With a wood effect worksurface, storage cupboard and space and plumbing for a washing machine. Also containing the boiler.

First Floor

LANDING: With skylight and door leading to:-

BEDROOM 1: 34'5" > 24'11" x 10'4" (10.5m > 7.60m x 3.16m)
With excellent proportions, twin skylights and numerous plug sockets as well as a television point.

DRESSING AREA: With space for storage units and with twin hanging rail.

EN-SUITE: Containing a shower with rainfall style shower head with additional attachment below and glass screen doors. WC, vanity suite with electric mirror over and a chrome heated towel rail.

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Outside

To the front of the property is an area providing **OFF-ROAD PARKING** for up to two vehicles.

The property's rear garden contains an expanse of lawn and a stone paved terrace with a further benefit of a **TIMBER STORAGE SHED** and external sockets.

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

EPC RATING: Band E – 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

PRICE: £1,300 per calendar month.

DEPOSIT: £1,500.

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.

WHAT3WORDS: ///drawn.tight.mildest

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



