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£160,000

Asking Price

Discovery Close, Chilton

50% SHARED OWNERSHIP Occupying a quiet position within a highly regarded modern development, this well-presented three bedroom end-of-terrace home offers generous and well-balanced accommodation, enhanced by allocated parking and a well appointed rear garden.

Sudbury is a thriving market town offering a wide range of amenities including leisure and sports facilities, the popular Quay Theatre, pubs, restaurants and a twice-weekly market. The town is also well known for its scenic riverside meadows and countryside walks. Sudbury railway station provides a branch line connection to Marks Tey, with onward services to London Liverpool Street in approximately 1 hour 20 minutes. The town is conveniently located around

14 miles from both Colchester and Bury St Edmunds, with good access to the A120, M11 and Stansted Airport.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and useful understairs storage. To the front is a fitted kitchen featuring a range of wall and base units, integrated oven and hob, and space for additional appliances. A ground floor cloakroom completes the entrance level. To the rear of the property is a spacious lounge/diner, ideal for both relaxing and entertaining, with French doors opening directly onto the garden. Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room comprising of a low

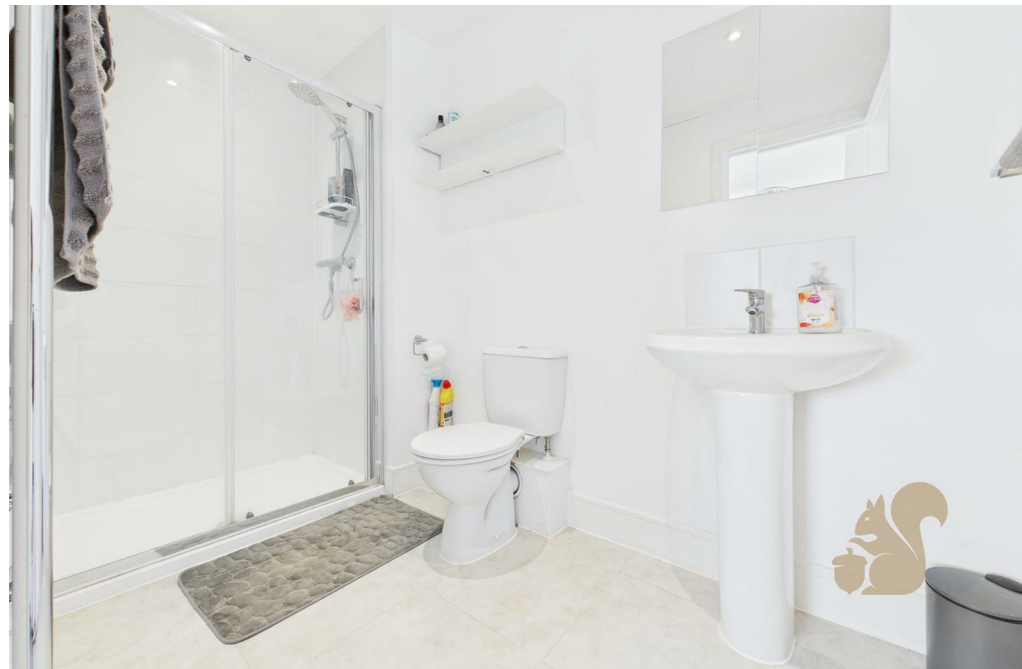
level WC, wash hand basin and shower cubicle, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys allocated parking for two vehicles. The rear garden is well sized, beginning with a paved seating area and extending to a lawned garden, with gated rear access.

Call Oakheart today to arrange your viewing!











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Approximate total area⁽¹⁾

86.2 m²

928 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury

01787 322 322

sudbury@oakheart.co.uk

18 Market Hill, Sudbury, Suffolk, CO10 2EA

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