

oakheart



£280,000

Guide Price

Greensleeves Road, Chilton



**\*\*GUIDE PRICE £280,000-£290,000\*\*** Situated within the ever popular Chilton Place development on the fringe of Sudbury, this well-maintained two bedroom home offers light-filled accommodation, a generous rear garden, and the added benefit of two allocated parking spaces.

Upon entering, you're welcomed into a bright entrance hall with stairs rising to the first floor and a convenient ground floor cloakroom fitted with a low level WC and wash hand basin. To the rear of the property is a spacious lounge with French doors opening onto the garden, offering a seamless flow between indoor and outdoor

living. The lounge also benefits from an understairs storage cupboard and opens into the modern fitted kitchen, which features a range of wall and base units, integrated oven with hob and hood, integral fridge/freezer, and plumbing for a washing machine. Upstairs, the property boasts two generously sized double bedrooms, with bedroom one overlooking the rear garden and bedroom two enjoying views to the front. The family bathroom is fitted with a three-piece suite including a bath with shower over, low level WC, and wash hand basin, along with a heated towel rail and extractor fan.

The rear garden is a private outdoor space, beginning with a paved patio area and mainly laid to lawn—perfect for relaxing or entertaining. A rear gate offers additional access.

Further benefits include gas central heating, double glazing throughout, and two allocated parking spaces.

Call Oakheart to arrange your viewing!



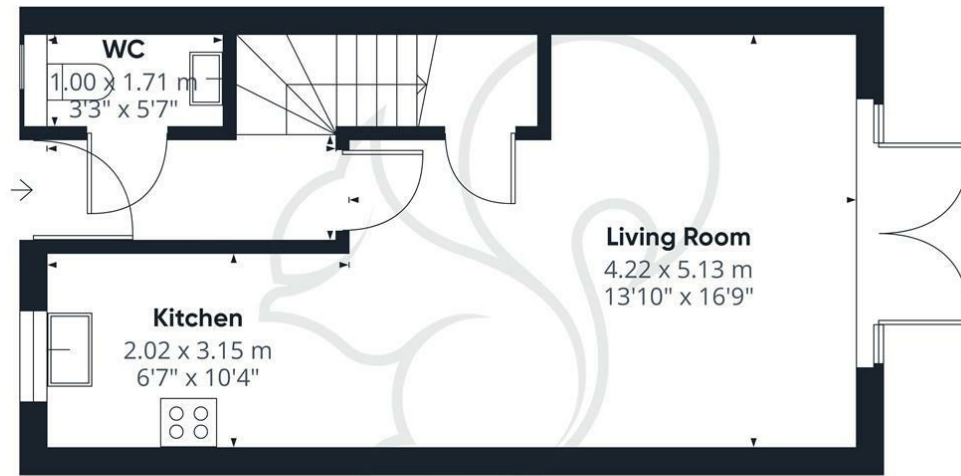




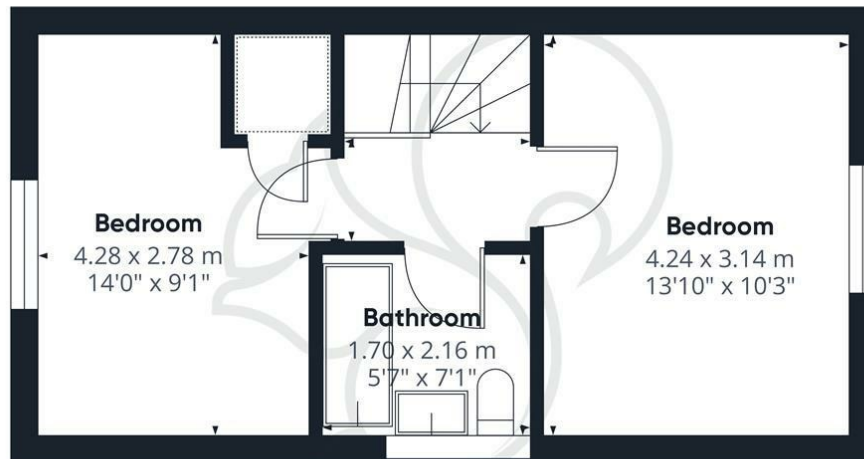








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
65.8 m<sup>2</sup>  
709 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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