

\*\*GUIDE PRICE £270,000-£290,000\*\* A well-presented two-bedroom home located in the sought-after Chilton Place development on the edge of Sudbury, offering spacious accommodation, a generous rear garden, and a driveway allowing parking for two vehicles.

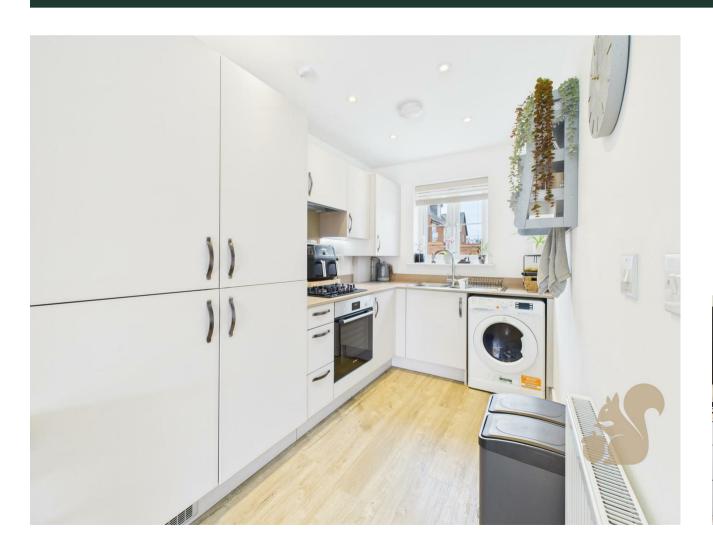
This bright and welcoming home is ideal for first-time buyers, downsizers, or investors. Inside, the entrance hall leads to a handy downstairs cloakroom and stairs to the first floor. To the rear, a spacious lounge with French doors opens out to the garden, perfect for entertaining or relaxing, and includes a useful understairs storage cupboard. The lounge flows into a modern kitchen. The kitchen features a range of sleek white floor and wall mounted units topped

with timer-effect work surfaces, an integral oven with four ring gas hob, integral fridge/freezer and an inset stainless steel sink and drainer unit complete with chrome mixer tap. Concluding the ground floor is the cloakroom featuring a low level WC and wash hand basin. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom overlooking the garden and the second enjoying views to the front. The family bathroom is fitted with a stylish three-piece suite, including a bath with shower over, WC, wash basin, heated towel rail, and extractor fan.

The rear garden is a great outdoor space, neatly kept with a good-sized lawn, ideal for kids, pets, or just relaxing in the sunshine. There's a patio area just

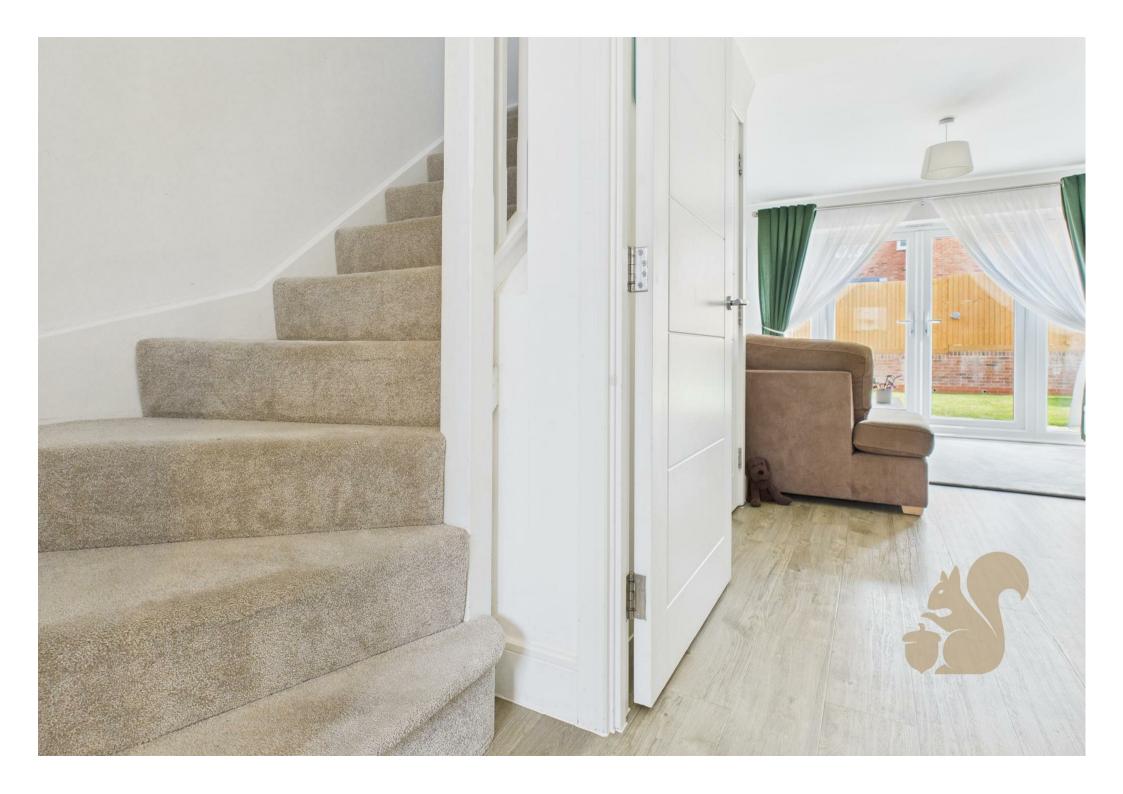
outside the French doors, perfect for outdoor dining or enjoying a morning coffee. It's fully enclosed with fencing for privacy, and there's a useful storage shed, some raised flower beds, and a side gate for convenience. A lovely, low-maintenance space to enjoy year-round.

Call Oakheart today to arrange your viewing!







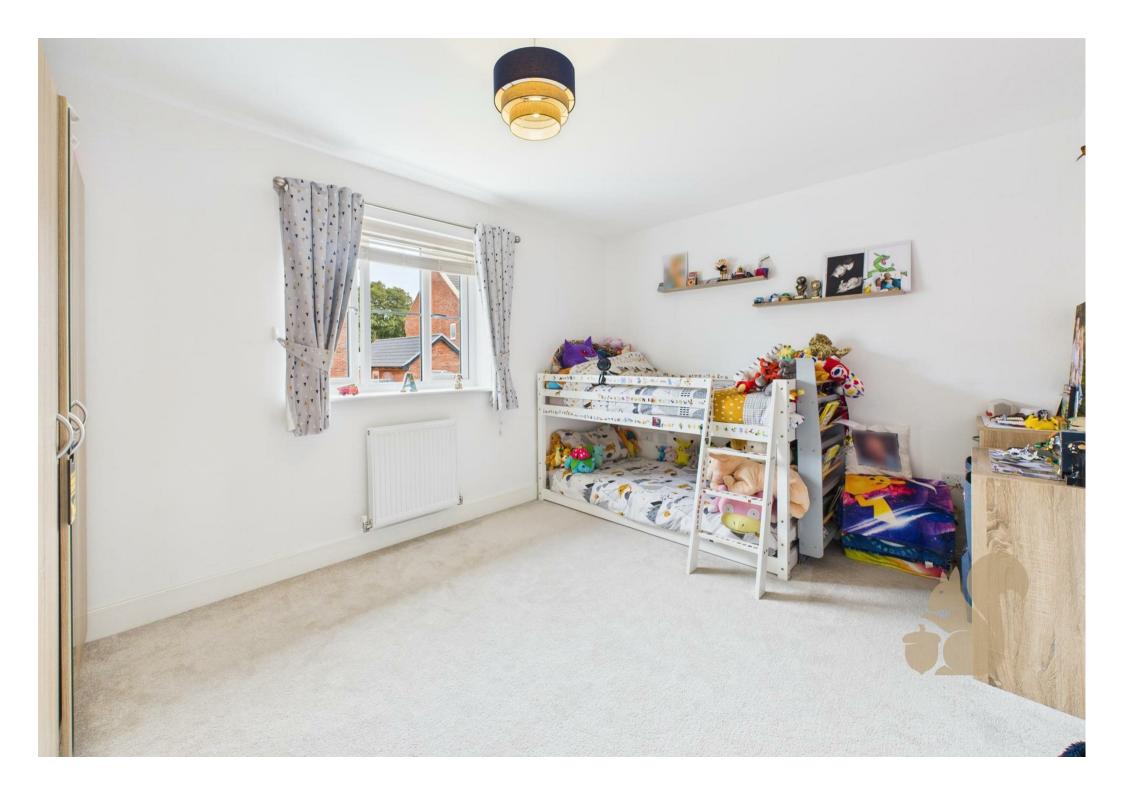


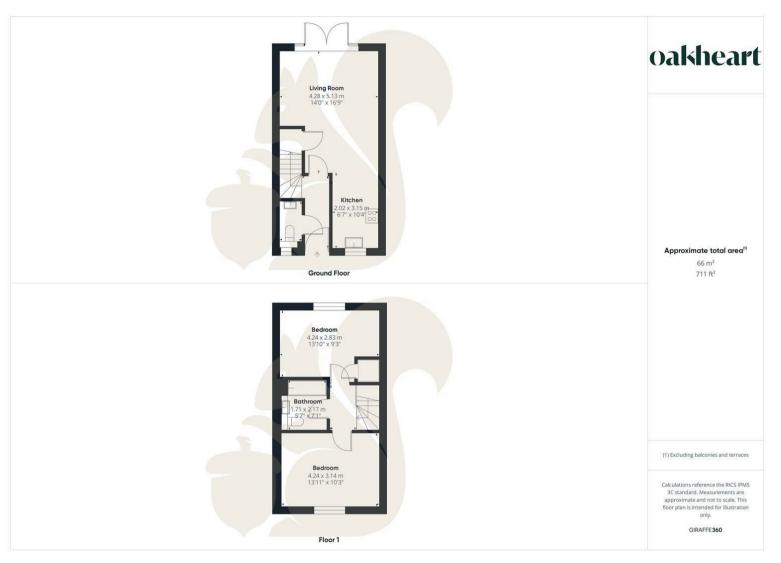




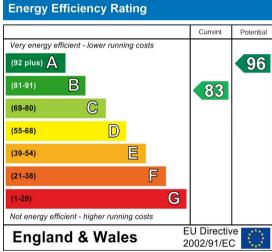












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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