



**Falstaff Way, Chilton, Sudbury, CO10 0RF**



**welcome to**

**Falstaff Way, Chilton, Sudbury**

Set within a prominent position within this highly regarded modern development is this extremely well presented four bedroom home that has been greatly improved by the current owners and offers spacious accommodation, low maintenance garden with carport and driveway parking.



### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

### **Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator, extractor fan.

### **Lounge**

Double glazed french doors with side panels to rear aspect, with fitted blinds. Storage cupboard. Media wall. Two radiators.

### **Kitchen**

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl and mixer tap. Integral double oven with inset hob and hood over. Integral dishwasher, washing machine and fridge freezer. Central heating boiler. Radiator.

### **Landing**

Double glazed window to side aspect. Large storage cupboard, radiator.

### **Bedroom One**

Double glazed window to rear aspect. Built in wardrobe, radiator.

### **Ensuite**

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan, shaver point.

### **Bedroom Two**

Double glazed window to front aspect. Built in wardrobes, radiator.

### **Bedroom Three**

Double glazed window to rear aspect. Access to loft. Radiator.

### **Bedroom Four**

Double glazed window to front aspect. Built in wardrobes, radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, heated towel rail.

### **Front Garden**

A driveway leads to the carport and the remainder is laid to lawn.

### **Rear Garden**

The low maintenance rear garden commences with a paved seating terrace and the remainder is laid to artificial lawn. Gate to the rear of the car port.

### **Car Port**

24' 2" x 10' 1" ( 7.37m x 3.07m )

Electric roller doors to the front and rear. Power and light connected.



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## Falstaff Way, Chilton, Sudbury

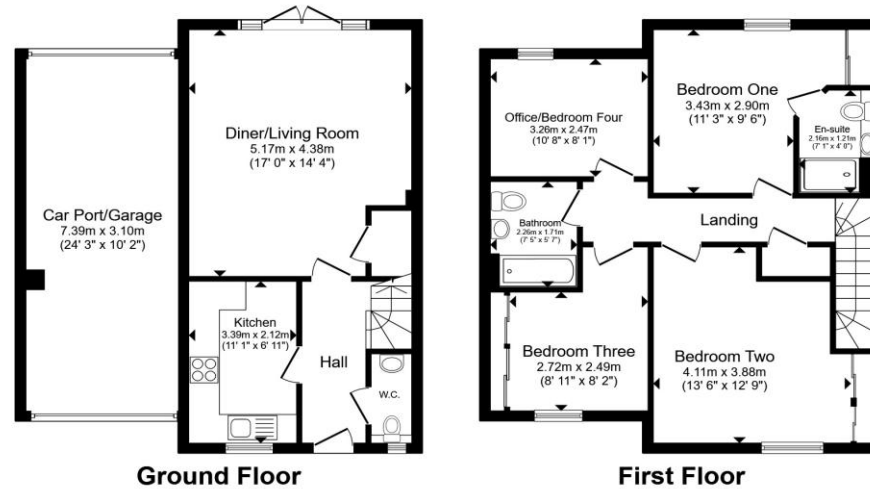
- Still covered by NHBC
- Extremely well presented
- Carport with electric roller doors and driveway
- Four bedrooms
- Highly regarded modern development

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£400,000**



Total floor area 122.3 m<sup>2</sup> (1,317 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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