



DAVID
BURR

**Heathcot, 17 St Marys Close,
Chilton, Sudbury, Suffolk**



HEATHCOT, 17 ST MARYS CLOSE, SUDBURY, SUFFOLK, CO10 0PN

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 Londons 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 Londons Liverpool Street, serving the commuter.

A substantial and versatile five-bedroom detached house situated on a quiet cul-de-sac within a short distance of town amenities and countryside walks. The property has been considerably improved and extended by the current owners, such that it now provides contemporary accommodation well suited to modern living. The accommodation is arranged over two levels which includes a sitting room, kitchen/dining/living room, study and ground-floor cloakroom together with four bedrooms (one en-suite) and a family bathroom upstairs. There is the additional benefit of a side extension which offers the potential to cater for those with a need for multi-generational living with self-contained accommodation which includes a further bedroom, cloakroom, study/landing and a utility/boot room. Outside a private driveway provides plenty of parking which leads onto a double garage, as well as a private enclosed rear garden.

A five-bedroom detached house with private garden, double garage and plenty of parking, close to town amenities

STORM PORCH: With front door leading to:-

ENTRANCE HALL: A spacious and welcoming area with wood-effect flooring, staircase rising to first floor with galleried landing above, a useful storage cupboard off, and doors leading to:-

SITTING ROOM: With engineered oak flooring and plenty of space for seating and with double-glazed bi-folding doors opening onto terracing and providing an attractive outlook over the garden.

KITCHEN/DINING/LIVING ROOM: Recently extended and reconfigured to provide a superb open-plan room with plenty of space for a substantial dining table and chairs with further room for seating arranged around an electric faux wood fireplace. A contemporary kitchen contains a matching range of base and wall level units with polished granite work surfaces which incorporate a five-ring Siemen induction hob with extraction over and a one and a half ceramic sink with mixer tap and Quooker tap over.

Integrated appliances include a Siemens dishwasher, full height fridge and two Siemens electric combination ovens with warming drawer, as well as a wine cooler and extensive storage throughout. A central island also with granite top provides breakfast seating and additional storage. Range of aluminium double-glazed bi-folding doors open onto terracing, providing a pretty view over the garden with further skylights allowing plenty of natural light. Door leading to:-

UTILITY/BOOT ROOM: With a continuation of base and wall level units with wood-effect work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to the side. Space and plumbing for an American-style fridge/freezer, space and plumbing for a washing machine and space for tumbler dryer. Door opening onto the garden and an internal door leading to the annexe (see below).

STUDY: A useful space to work from home with a range of fitted storage and shelving.

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CLOAKROOM: With tiled flooring, partially-tiled walls and containing a WC and a contemporary wash hand basin.

First Floor

GALLERIED LANDING: With access to loft storage space, useful airing cupboard off and doors leading to:-

BEDROOM ONE: A well-proportioned double bedroom with an outlook overlooking the rear garden and a range of fitted wardrobes with inset shelving and hanging rails. Door leading to en-suite:-

EN-SUITE: Finished to a high standard with a walk-in shower with rainfall-style shower head and additional attachment below. Tiled bath, double width vanity suite, WC and a heated towel rail.

BEDROOM TWO: A spacious double bedroom with ample room for storage.

BEDROOM THREE: A further well-proportioned double bedroom with an outlook over the garden.

BEDROOM FOUR: A double bedroom with a rear-facing aspect.

BATHROOM: Containing a bath with tiled surround and shower over, WC, vanity suite and a heated towel rail.

Annexe

This part of the house has the potential to be converted into self-contained accommodation if required, which would cater to buyers with a need for multi-generational living but which equally combines with the rest of the house seamlessly.

HALLWAY: With its own entrance door, staircase rising to first floor with useful storage cupboard off and doors connecting to both the double garage and the utility/boot room.

First Floor

STUDY/LANDING: A spacious area which could be utilised in a variety of ways but is currently used as a further study and which has a door leading to:

CLOAKROOM: Containing a WC and a wash hand basin.

BEDROOM FIVE: A versatile room which could be a further reception room or an occasional bedroom.

Outside

To the front of the property is a brick-paved driveway which provides **OFF-ROAD PARKING** for three vehicles and which is bordered by an area of lawn which offers the potential to create additional parking if required but which currently contains a superb cherry blossom tree. The driveway itself leads onto a:-

DOUBLE GARAGE: With twin up-and-over doors (one of which is electrically operated) providing useful sheltered parking and with power and light connected and an internal door leading into the hallway.

The property benefits from a private enclosed garden which contains a stone paved terrace adjacent to the property itself and the bi-folding doors onto both the sitting room and kitchen/dining room which provides an attractive area of outdoor seating. An expanse of lawn is bordered by well-stocked colourful flowerbeds and there is a further hot tub area covered by a metal pergola which the owners are happy to leave if requested. Further benefits include external lighting and a water tap.

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

EPC RATING: Band C – 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: F

TENURE: Freehold

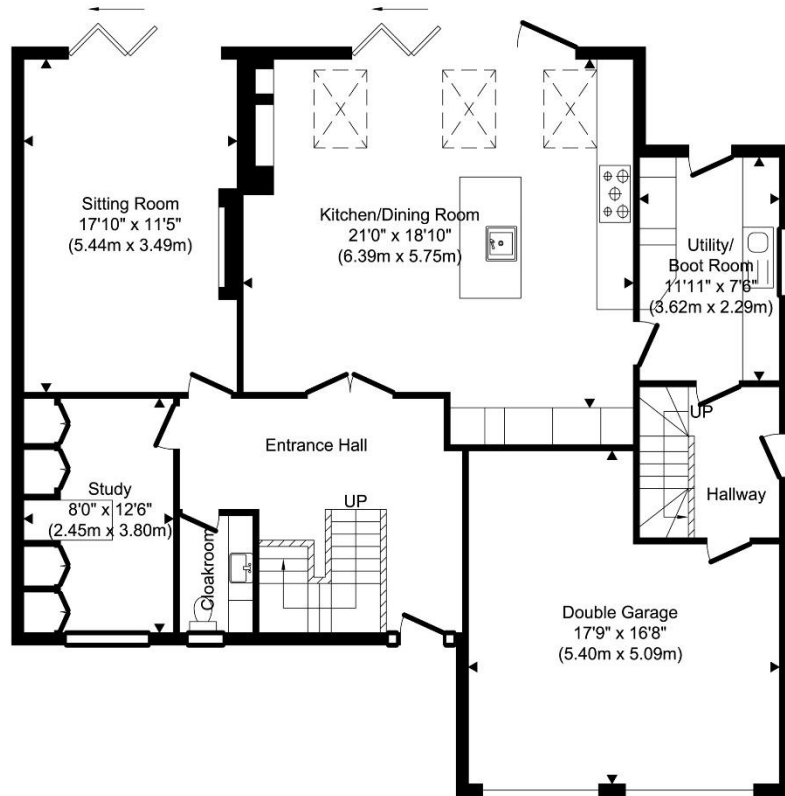
CONSTRUCTION TYPE: Brick

WHAT3WORDS: awakes.pizzeria.crashing

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.

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Ground Floor
Approximate Floor Area
1331.49 sq. ft.
(123.70 sq. m)



First Floor
Approximate Floor Area
1213.95 sq. ft.
(112.78 sq. m)

TOTAL APPROX. FLOOR AREA 2545.45 SQ.FT. (236.48 SQ.M.)
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