



**The Chilton**  
**Long Melford, Sudbury, Suffolk**

**DAVID  
BURR**



# The Chilton, Weavers Tye, Long Melford, Sudbury, Suffolk, CO10 9EA

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This new home is being constructed by an award-winning developer in the heart of one of the area's most favoured villages. The house will be finish with an elegant façade and enjoy field views. Further benefits include south facing garden, garage and ample parking.

## A detached house with an elegant façade and enjoying a south facing garden in one of Suffolk's most highly-regarded villages.

**ENTRANCE HALL:** An inviting area with useful storage cupboard, staircase off and doors to:

**SITTING ROOM:** (4.69m x 3.86m) **15'5" x 12'8"** Fireplace and double doors opening onto terracing.

**DINING ROOM:** (3.02m x 2.69m) **9'11" x 8'10"** Enjoying field views.

**KITCHEN/BREAKFAST ROOM:** (3.91m x 3.78m) **12'10" x 12'5"** Overlooking the rear garden, and to be finished with an extensive range of matching modern units, worktops and appliances. Door to:

**UTILITY/BOOT ROOM:** (2.64m x 1.65m) **8'8" x 5'5"** A useful room with door to the side garden, sink, worktop, storage and plumbing for a washing machine.

**CLOAKROOM:** Fitted WC and wash hand basin.

### First Floor

**LANDING:** Spacious landing area, useful linen cupboard, doors to:

**BEDROOM 1:** (4.97m x 3.17m) **16'4" x 10'5"** A light room with sash windows, built-in double wardrobe, storage cupboard and door to:

**En-suite:** With a large shower cubicle, WC and wash hand basin.

**BEDROOM 2:** (2.89m x 2.84m) **9'6" x 9'4"**

**BEDROOM 3:** (3.27m x 2.74m) **10'9" x 9'0"** Built-in double wardrobe.

**BEDROOM 4:** (3.02m x 2.46m) **9'11" x 8'1"** Built-in double wardrobe.

**BATHROOM:** To be finished with a bath, WC and wash hand basin.

### Outside

The property will have the benefit of **OFF-ROAD PARKING** and a **GARAGE**.

The rear garden will be landscaped and enjoy a south facing aspect.

**SERVICES:** Main water, drainage and electricity will be connected. Gas fired heating to radiators. **NOTE:** None of the services have been tested by the agent.

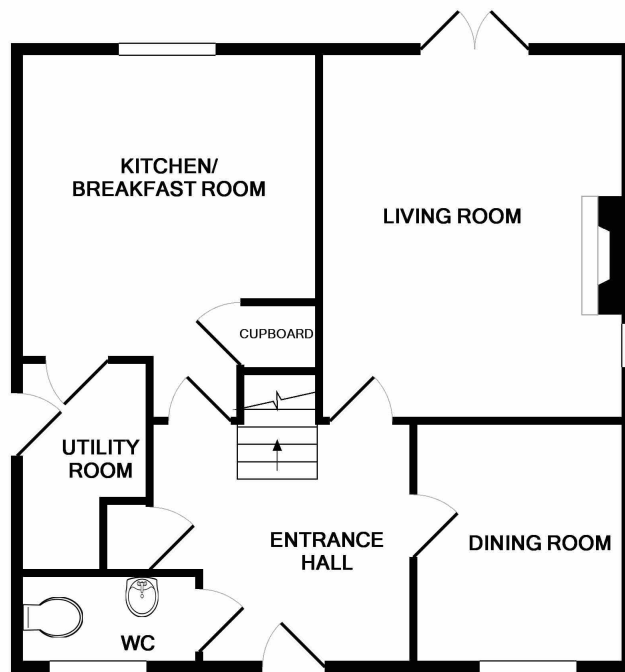
# The Chilton, Weavers Tye, Long Melford, Sudbury, Suffolk, CO10 9EA

**EPC RATING:** TBC - A copy of the energy performance certificate is available on request.

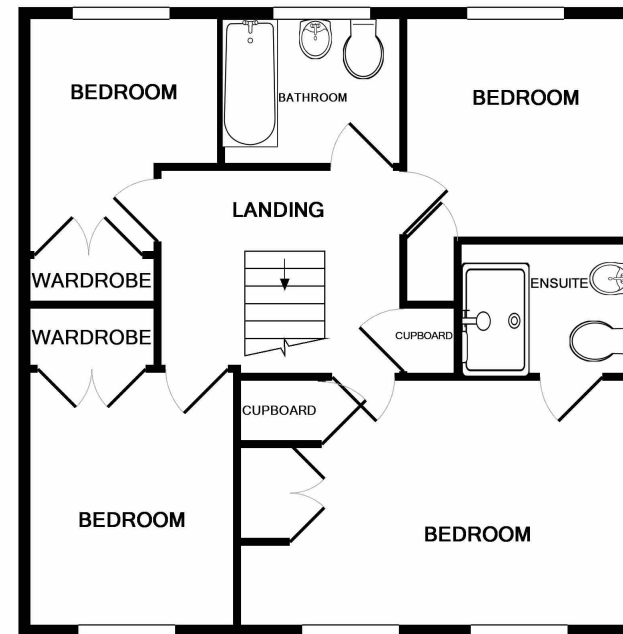
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

**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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1268 SQ.FT. (117.8 SQ.M.)  
Made with Metropix ©2019