



DAVID
BURR

**11 Fawcett Road,
Chilton, Sudbury, Suffolk**

11 Fawcett Road, Chilton, Sudbury, Suffolk, CO10 0WX

Sudbury is a thriving market town 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 London 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 London Liverpool Street, serving the commuter.

This delightful three bedroom semi-detached town house offers spacious accommodation across three floors, this includes a vaulted master suite to the second floor with a beautiful landscaped rear garden, off road parking with market town amenities nearby and within build guarantee.

The Property

You are initially greeted by an entrance hall with useful downstairs cupboard, cloak room, with a well-served contemporary kitchen/breakfast room to the front and sitting room stretching across the back of the property with a feature media wall and French doors leading onto the south westerly facing rear garden.

To the first floor are two double bedrooms serviced by a family bathroom with an airing cupboard and staircase leading to the second floor master suite. The master bedroom is particularly light and spacious and is dual aspect with built in mirrored wardrobes and use of a private en-suite shower room.

Outside

To the front of the property there is a long driveway providing off-road parking with footpath leading to the front door. The front garden has been landscaped for low maintenance with pebble borders, shrubs and hedging.

The rear garden is one of the property's most attractive features with initial terraced seating accessed off the sitting room via the French doors. This is a predominately south facing garden that has been beautifully landscaped by the current owner with raised borders offering seasonal colour, a further raised terraced area to the rear with a pergola, creating a great space for

entertaining, with a neighbouring expanse of lawn, with a side access gate to the front.

AGENTS NOTES:

Please note that the property is owned by an employee of David Burr.

A maintenance charge exists in the region of £200 per annum.

The property was completed in 2022 and therefore has approximately 6 years remaining on the NHBC guarantee certificate

We are advised that the boiler has 6 years remaining on the warranty.

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

EPC RATING: Band B – 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).

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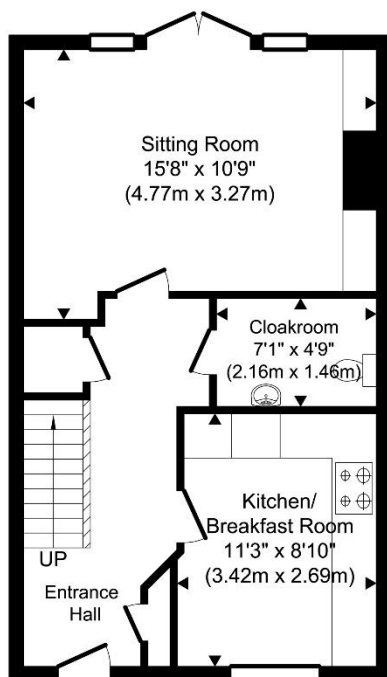
COUNCIL TAX BAND: C

TENURE: Freehold

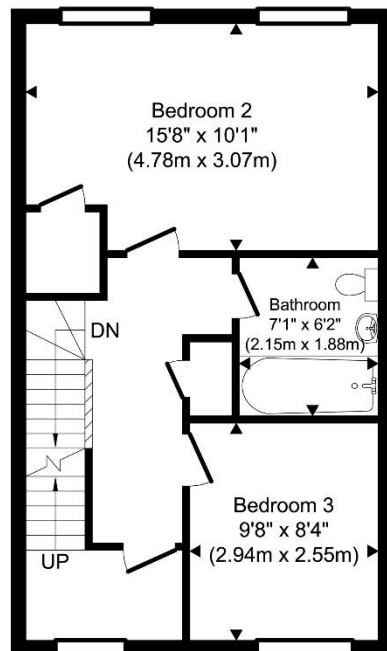
WHAT3WORDS: ///unsettled.since.gather

VIEWING: Strictly by prior appointment only through DAVID BURR.

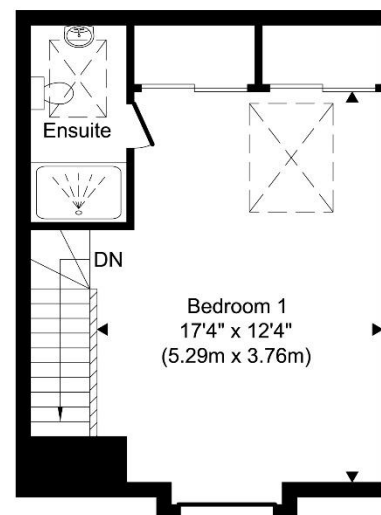
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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
Approximate Floor Area
428.61 sq. ft.
(39.82 sq. m)



First Floor
Approximate Floor Area
428.61 sq. ft.
(39.82 sq. m)



Second Floor
Approximate Floor Area
322.59 sq. ft.
(29.97 sq. m)

TOTAL APPROX. FLOOR AREA 1179.83 SQ.FT. (109.61 SQ.M.)

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