



DAVID
BURR

CHILTON GROVE
SUDBURY, SUFFOLK

THE STABLES, 4 CHILTON GROVE, SUDBURY, SUFFOLK, CO10 OPR

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 spacious four bedroom semi detached new home has been finished to the highest of standards with an open plan kitchen/dining/living room with two bedrooms to ground floor and two to first with a private south facing garden. 14 solar panels to the south facing rear roof and air source heat pump gives the property an A grade energy performance certificate.

A four bedroom semi-detached house close to countryside walks.

The House

You are initially greeted by an inviting entrance hall with all rooms leading off including a large open plan kitchen/breakfast/dining room with bifold doors leading onto the rear garden and a well-served shake kitchen with matching breakfast bar seating area. To the side are two double bedrooms one fitted with a bank of slide wardrobes services by a family bathroom. To the first floor are two further double bedrooms with en-suite bathroom to the master bedroom.

Outside

To the front of the property a large shingle drive providing ample off-road parking with side access gate to rear garden. The rear garden is predominantly laid to lawn with a large terrace seating area accessed via bi-fold doors from the kitchen dining room this is a great space for entertaining.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band A – 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: C

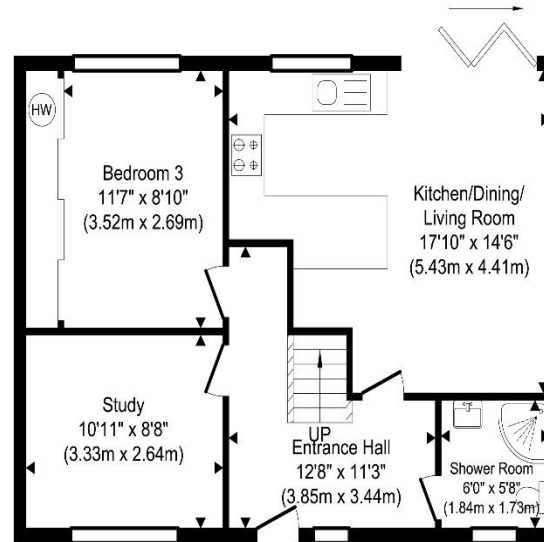
TENURE: Freehold

WHAT3WORDS: TBC

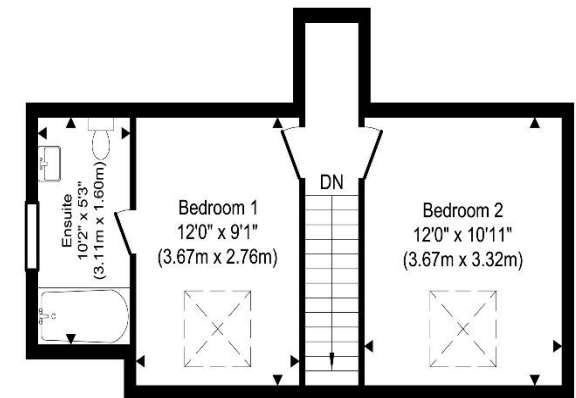
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VIEWING: Strictly by prior appointment only through DAVID BURR.

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
596.96 sq. ft.
(55.46 sq. m)



First Floor
Approximate Floor Area
352.51 sq. ft.
(32.75 sq. m)

TOTAL APPROX. FLOOR AREA 949.48 SQ.FT. (88.21 SQ.M.)
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