



Clayhall Court | Clay Hall Lane, Acton, Sudbury, CO10 0AQ



Features

- Kitchen/Family Room
- Sitting Room With Fireplace
- Play Room/Study
- Four Bedrooms
- En-suite to Master Bedroom
- Utility Room

This property is part of the exclusive new development situated in the heart of this sought after village. Inside the impressive accommodation boasts an open plan kitchen/family room, utility room, separate dining and living rooms, play room/study, four bedrooms, en-suite to master and family bathroom. Outside the property offers off-road parking and a double garage. The property itself has been finished to a high specification throughout to include a fitted kitchen with composite worktop and matching up-stands, porcelain floor tiles, underfloor heating and French doors to the rear garden.



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HALLWAY

Enter from the front door into the entrance hallway which offers access to the dining and living rooms, understairs storage cupboard, downstairs WC and kitchen. Stairs ascending to the first floor.

KITCHEN/FAMILY ROOM

20' 1" x 13' 7" (6.12m x 4.14m)

Stylish fitted kitchen with composite feature worktop and matching up-stands. Range of matching wall and base units housing Neff appliances to include a combination oven, induction hob with stainless steel extractor. Integrated fridge/freezer and dishwasher. French doors lead out to the rear garden, window to rear and side aspect. Door to utility room.

UTILITY ROOM

11' 0" x 5' 11" (3.35m x 1.8m)

Continued from the kitchen in the same style offering space for two appliances under the counter. Back door to the side of the property.

DINING ROOM

11' 11" x 11' 0" (3.63m x 3.35m)

Window to front and side aspect.

LIVING ROOM

18' 8" x 12' 8" (5.69m x 3.86m)

The living room is a very generous size with a large window to the front and bi-folding doors to the rear which opens onto the patio at the rear of the property. The fireplace with brick surround creates a focal point for the room.

PLAY ROOM/STUDY

9' 6" x 8' 4" (2.9m x 2.54m)

Window to front and rear aspect.



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LANDING

Access to the four bedrooms and family bathroom. Storage cupboard.

MASTER BEDROOM

12' 3" x 11' 12" (3.73m x 3.66m)

Window to rear aspect, radiator, Door to en-suite.

ENSUITE

The en-suite comprises of an enclosed shower cubicle with shower. Wall mounted wash hand basin with taps over and vanity unit under. Concealed WC. Double glazed window to side aspect. Fully tiled floor and walls.

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

Window to front and side aspect, radiator.

BEDROOM THREE

13' 5" x 10' 0" (4.09m x 3.05m)

Window to rear aspect, radiator.

BEDROOM FOUR

9' 9" x 8' 5" (2.97m x 2.57m)

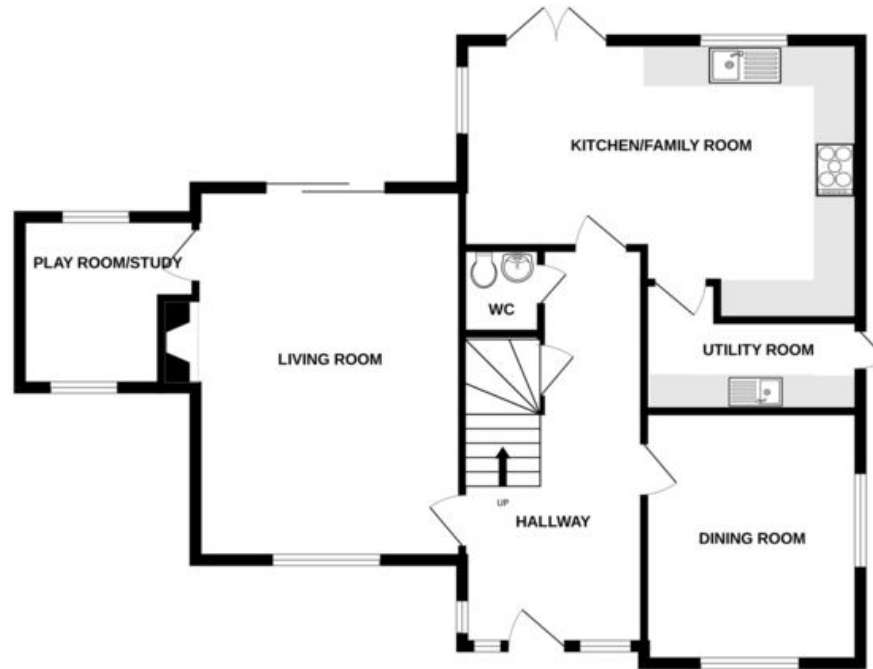
Window to front aspect, radiator.



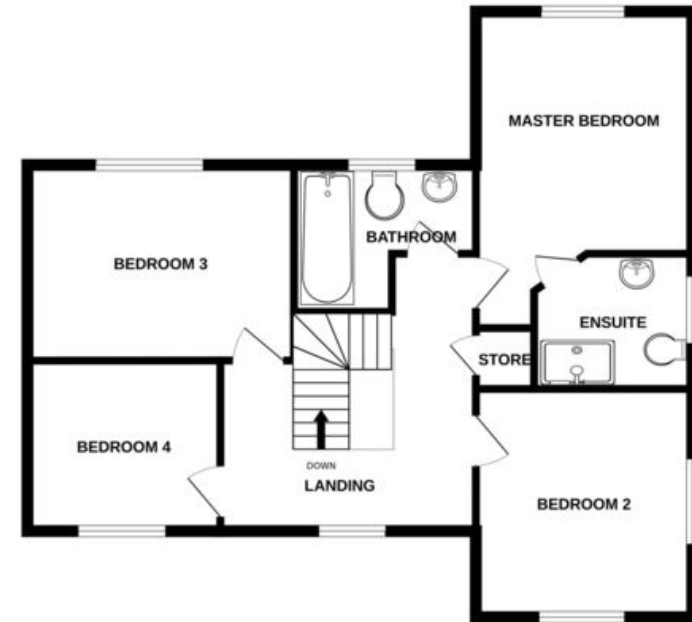
FAMILY BATHROOM

The bathroom comprises of a contemporary white three piece suite. A panelled bath with taps, wall mounted shower and glass shower screen over. Wall mounted wash hand basin with taps over and vanity unit under. Concealed WC. Double glazed window to rear. Fully tiled floor and walls.

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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