

# WESTLAND HEATH CHILTON WOODS, SUDBURY, SUFFOLK

A selection of two and three bedroom  
Shared Ownership homes situated in  
Sudbury, Suffolk.

**35% shares available  
from £89,250\***

CHP are delighted to offer a new build development of 18 stunning two- and three-bedroom shared ownership houses built by Taylor Wimpey at Chilton Woods (Phase 2), off Acton Lane, Sudbury, Suffolk.

The development is near a primary school with pre-school facilities, a village centre with shops, a pub and a community hall. All set in acres of high quality public green space, including areas of community woodland, landscaped pocket parks, allotments and sports facilities.

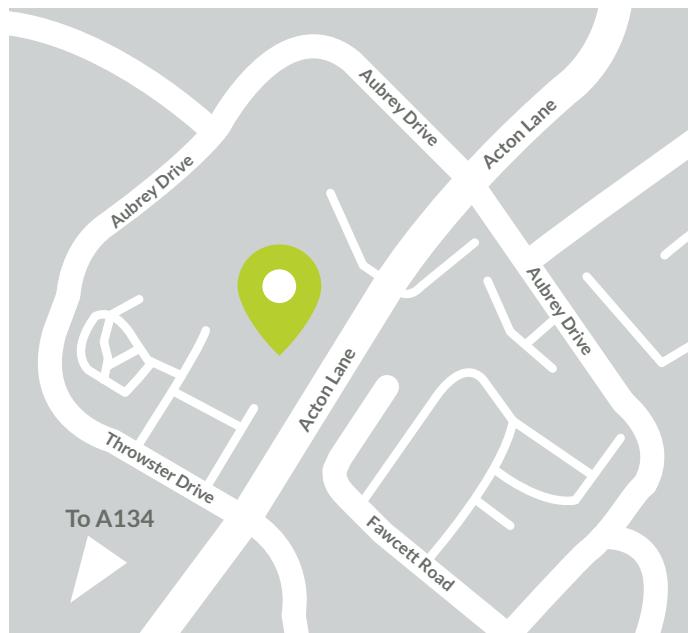
With excellent connections to the surrounding area, the A134 connects you to Bury St Edmunds, Colchester and Ipswich. Sudbury's train station is under a mile away and runs regular services to Marks Tey, where you can connect for Colchester and London Liverpool Street in less than an hour and a half.



## Property features include:

- Fully fitted kitchen with integrated appliances
- Flooring throughout
- Neutral décor
- PVC double glazed windows and doors
- 2 x Parking spaces
- National House Building Council warranty
- Air Source Heating providing under floor heating downstairs with radiators upstairs.
- Fibre broadband
- Private garden including turf and shed
- Downstairs WC

Property Location: **CO10 0ZS**



\*Share percentage stated refers to purchasing a 35% share of a two-bedroom house with a full market of £255,000. Shared Ownership eligibility and affordability criteria apply. Minimum (35%) and maximum (75%) share values apply, and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details. Images are indicative and for illustrative purposes only. Prices are subject to change.

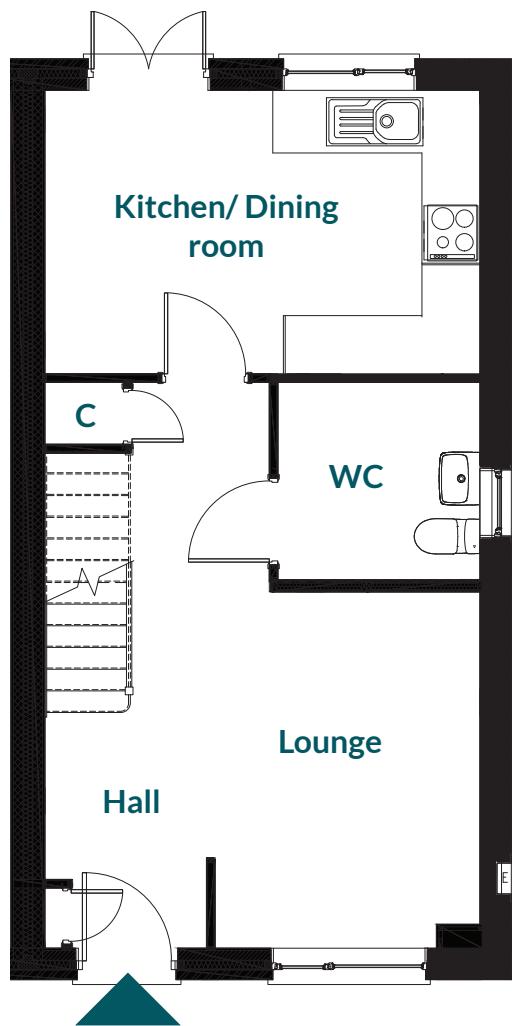
## TWO BEDROOM SEMI-DETACHED HOME

Plots: 233, 234, 235, 236, 325, 326, 347, 348, 349, 350, 380, 381, 382 & 383

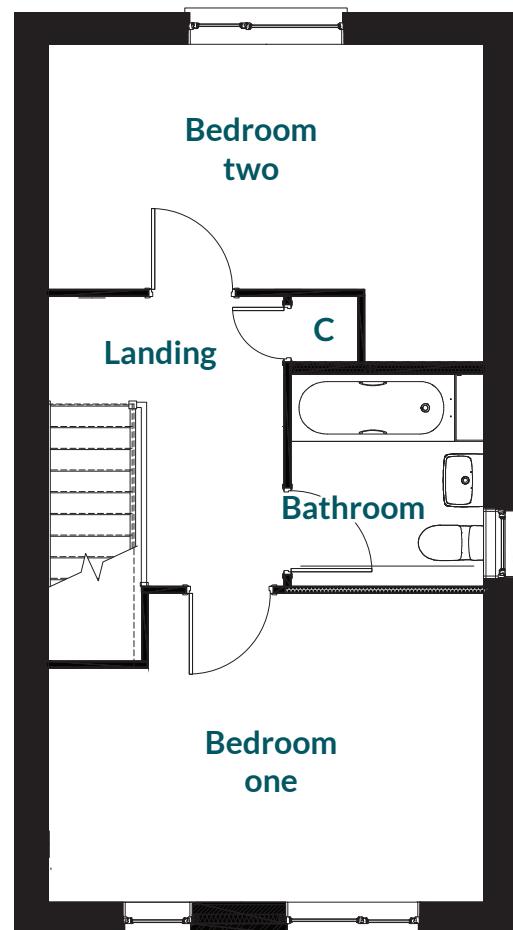
Semi-Detached House | £255,000

Floor Area: 80m<sup>2</sup>

\*35% shares available from £89,250



Ground floor



First floor

C - Cupboard

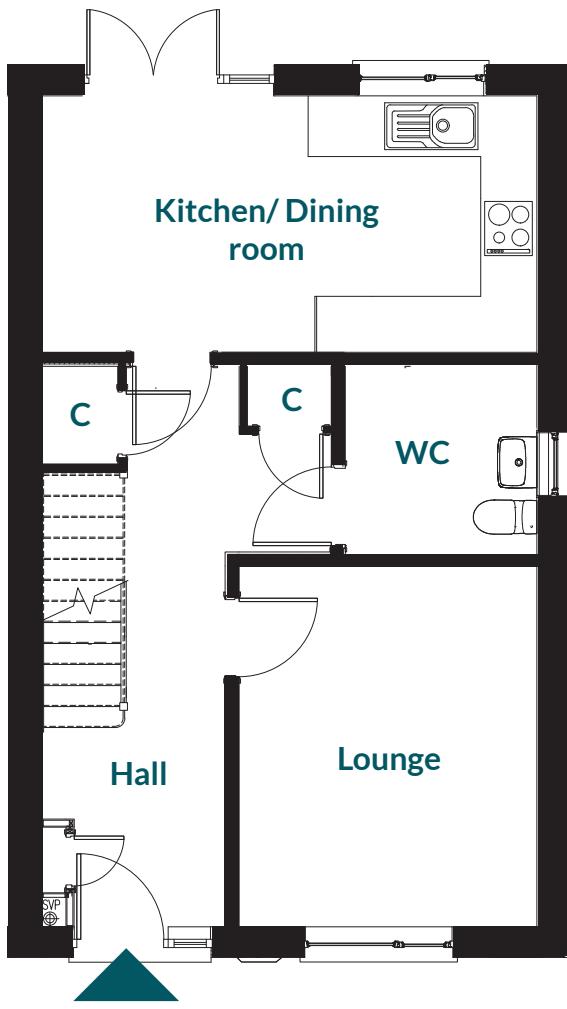
We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. Room sizes should not be relied upon for carpets and furnishings.

# THREE BEDROOM SEMI-DETACHED HOME

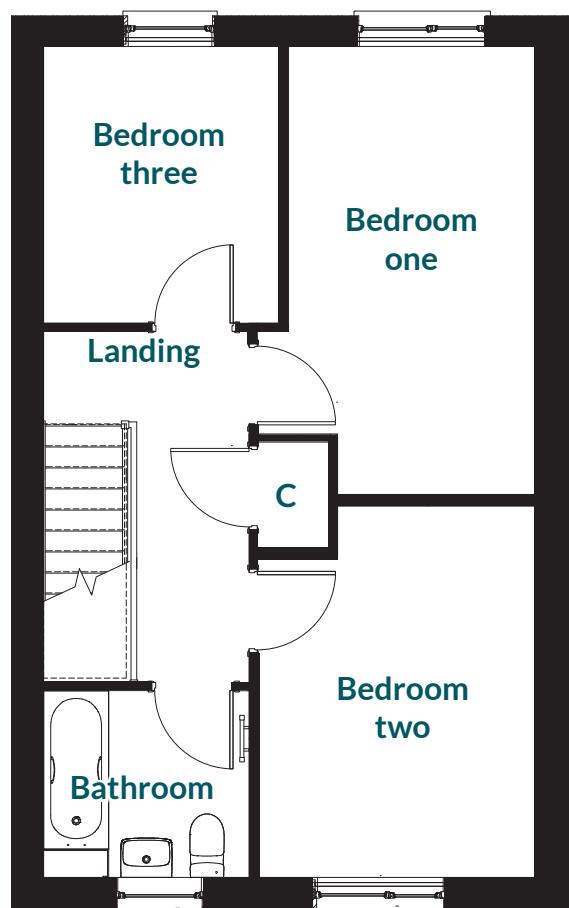
Plots: 308, 309, 321 & 322 | Semi-Detached House | £315,000

Floor Area: 94m<sup>2</sup>

\*35% shares available from £110,250



Ground floor



First floor

C - Cupboard

We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. Room sizes should not be relied upon for carpets and furnishings.