



**32 Acton Lane,
Sudbury, Suffolk**

**DAVID
BURR**



32 ACTON LANE, SUDBURY, SUFFOLK, CO10 1QW

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 two double bedroom semi-detached Victorian cottage has been extended and improved across many years with a large open-plan living space to ground floor and a solid built garden room to the rear for use all year round abutting the southerly facing garden.

A two-bedroom semi-detached cottage with southerly facing garden.

SITTING/DINING ROOM: 22'7" x 12'2" (6.88m x 3.71m)

A wonderfully light triple aspect room with views to both the front and French doors onto the garden room in turn providing views over the rear garden. This room is divided into two distinct areas by a central chimney breast with Victorian cast-iron fireplace and an engineered oak floor with open staircase leading to first floor and doors leading to:-

KITCHEN: 11'6" x 6'8" (3.51m x 2.03m) The kitchen has recently been refitted with a range of matching contemporary units with a stone effect worktop and metro tile splashback with integrated dishwasher, gas hob, eye-level oven, sink with mixer tap and drainer unit with space for fridge/freezer and washing machine.

GARDEN ROOM: 15'10" x 9'7" (4.83m x 2.92m) A wonderfully light room offering panoramic views over the rear garden with French doors leading to rear garden terrace.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: 13'0" x 12'4" (3.96m x 3.76m) A wonderfully light double aspect room with space for a large double bed as well as useful alcove for other bedroom furniture.

BEDROOM 2: 9'4" x 9'2" (2.84m x 2.79m) A generous second bedroom with casement window offering pretty views over the rear garden and rooftops beyond.

FAMILY BATHROOM: 11'5" x 6'6" (3.48m x 1.98m) A recently refitted suite consisting of a close coupled WC, large panel bath with mixer tap, overhead shower and handheld shower and shower screen with attractive stone effect ceramic tiles, heated towel rail and airing cupboard.

Outside

To the front of the property you will find a brick wall boundary with wrought-iron gate and footpath leading to the front door with further footpath and side gate leading to the rear garden.

The rear garden is predominantly laid to lawn and is of a southerly aspect with footpath leading to the back of the garden where you will find a large pergola and seating area creating a great space for entertaining and to enjoy the afternoon sun.

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

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EPC RATING: Band D – 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.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 900 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

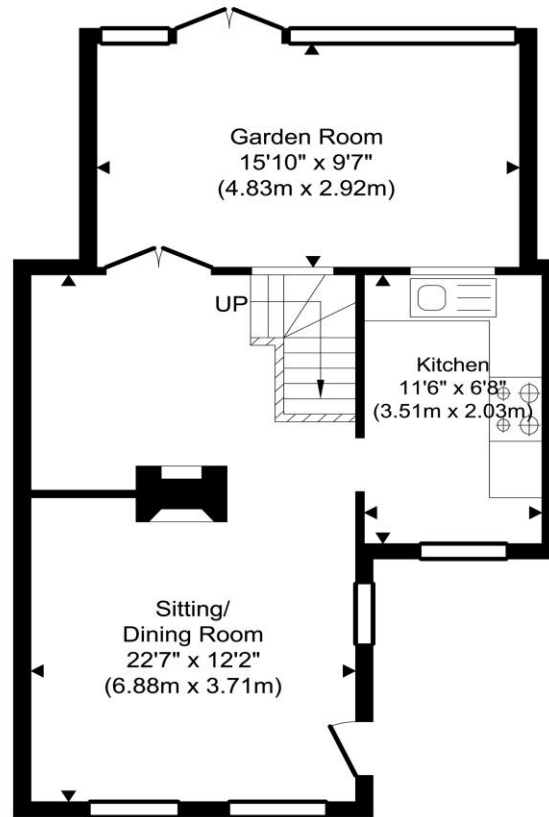
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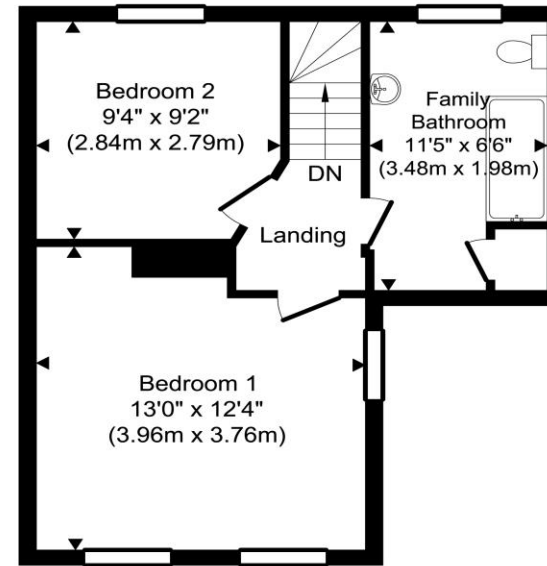
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
512.14 sq. ft.
(47.58 sq. m)



First Floor
Approximate Floor Area
357.79 sq. ft.
(33.24 sq. m)

TOTAL APPROX. FLOOR AREA 869.93 SQ.FT. (80.82 SQ.M.)
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