

## Description

### Approximate Room Sizes

**THE PROPERTY** This charming property on Acton Lane in Sudbury awaits a buyer ready to breathe new life into its timeless appeal. In need of renovation, this residence holds boundless potential to become a stunning home.

Upon entry through the storm porch, the entrance hall leads to various areas including the inviting sitting room, dining room, kitchen, and a convenient under stairs storage cupboard. Ascend the staircase from the entrance hall to discover the first-floor landing.

The sitting room captivates with its grand bay window overlooking the front and a fireplace, while the dining room offers access to the rear garden and boasts its own fireplace. The kitchen, adorned with two windows overlooking the picturesque garden, leads to a utility room with rear garden access.

Upstairs, the first-floor landing connects to bedrooms, a bathroom, and a storage cupboard. Bedroom one features a striking bay window to the front, while bedrooms two and three overlook the serene rear garden, and bedroom four enjoys views of the front aspect. The bathroom is illuminated by a side window.

Externally, the property offers ample off-road parking at the front, enclosed by a charming low-level brick wall, with convenient access to the garage situated at the side. The rear garden beckons with a patio area leading to a verdant lawn, enclosed by wooden panel fencing for privacy and tranquillity. The property also boasts a garden store.

**THE LOCATION** Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The

town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes

you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating

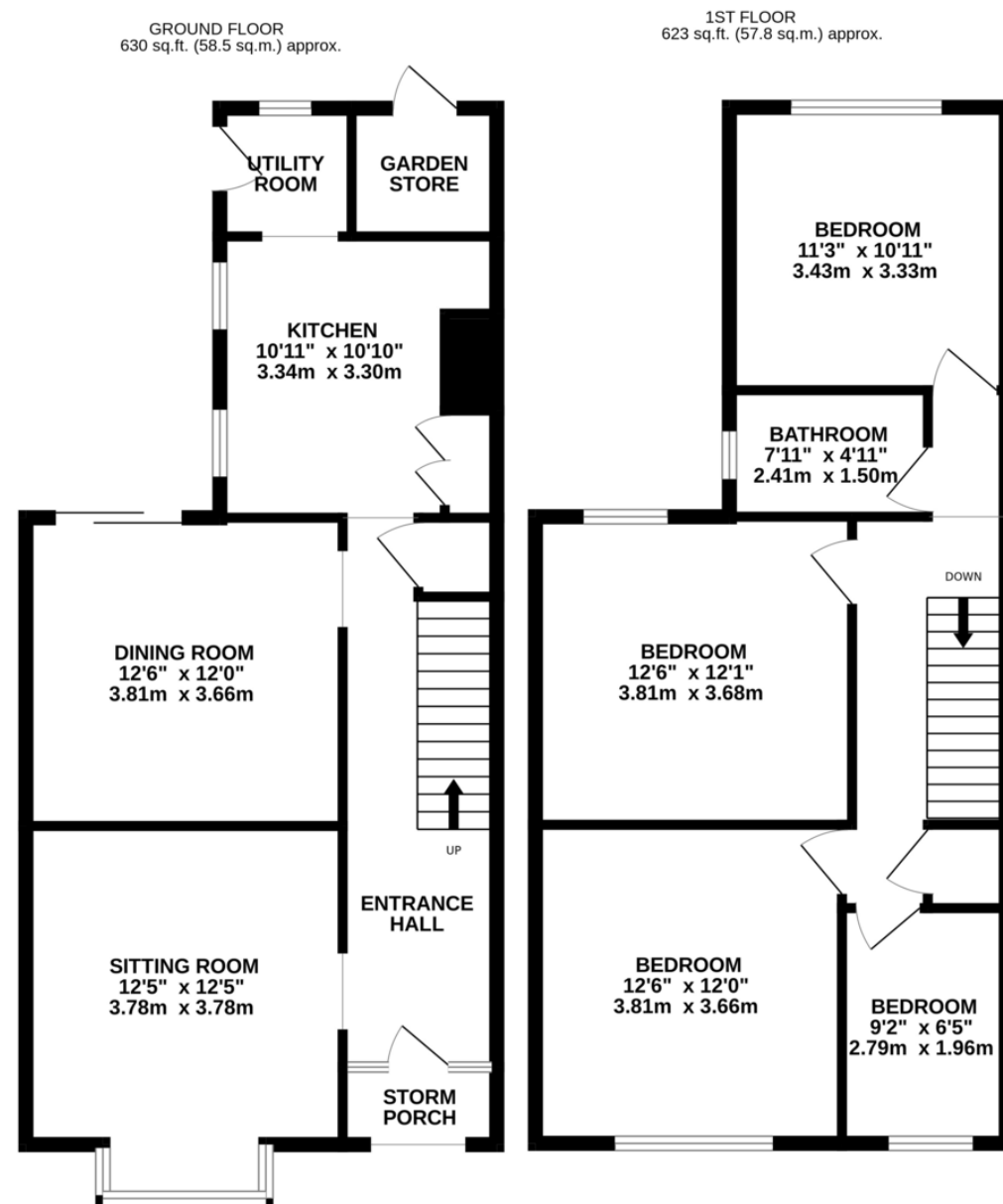
Post Code – CO10 1QN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 Awaiting EPC

**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Acton Lane | Sudbury | CO10 1QN

OPEN HOUSE SATURDAY 11TH MAY. CALL TO BOOK YOUR APPOINTMENT. A fantastic opportunity to renovate this FOUR BEDROOM home within walking distance to Sudbury Town Centre. Boasting THREE DOUBLE BEDROOMS, sitting room, dining room, kitchen, utility, good size rear garden, garage & off road parking. NO ONWARD CHAIN.

£325,000

- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen & Utility Room
- Garage & Parking