



Orchard End, High Street, Acton, Sudbury CO10 0AJ

welcome to

Orchard End, High Street, Acton, Sudbury

Occupying a large plot of circa 1.5 acres is this substantial detached home with detached double garage and triple cart lodge. The plot currently has planning permission for an additional single dwelling but could off scope for further development.



Entrance Porch

Double glazed door with side panels, and double glazed window to side aspect. Door leading to:-

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin.

Kitchen

13' 6" max x 10' 11" (4.11m max x 3.33m)

Double glazed window to rear aspect and door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Door leading to:-

Dining Room

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to rear aspect. Radiator. Double doors leading to:-

Lounge

25' 1" x 14' 8" (7.65m x 4.47m)

Double glazed bay window to front aspect and double glazed french doors to rear aspect. Fireplace housing open fire. Radiator.

Landing

Double glazed window to front aspect. Access to loft.

Bedroom One

14' 8" x 9' 11" (4.47m x 3.02m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

14' 3" max x 10' 1" (4.34m max x 3.07m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Three

10' 11" x 6' 11" (3.33m x 2.11m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Four

10' 3" into recess x 9' 11" (3.12m into recess x 3.02m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin, bath and shower cubicle. Shaver point, radiator.

Double Garage

17' 4" x 16' 6" (5.28m x 5.03m)

Two up and over doors. Boarded loft space with window to front aspect. Power and light connected. Shed to rear with power and light connected.

Double Cartlodge

18' x 15' 3" (5.49m x 4.65m)

Boarded loft space with window to front aspect. Power and light connected.

Single Cartlodge

18' x 11' 10" (5.49m x 3.61m)

Power and light connected. Door leading to double cartlodge.

Garden

The garden occupies a plot of approximately one and a half acres (STS). Double gates lead to a large block paved driveway which carries on to the double garage. A further shingled drive leads to the cartlodges and the remainder is predominantly laid to lawn. The rear garden commences with a patio seating area and a large area of lawn with mature shrubs and trees. This leads to the paddock which is predominantly laid to lawn. Oil tank. There is also current planning permission for an additional detached dwelling. Planning ref DC/24/05476. The vendor also believes that the paddock could lend itself for development (STP).

Shed

11' 10" x 10' 4" (3.61m x 3.15m)

Brick based timber shed. Three windows and double doors.



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Orchard End High Street, Acton, Sudbury

- Substantial detached property
- Occupying circa 1.5 acres
- Planning permission for an additional detached dwelling
- Potential further development of the Paddock (STP)
- Four bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers over

£1,250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110797 - 0005

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