

*A spacious four bedroom detached property situated in a secluded position close to the church within the village of Acton, near Sudbury*

Rent £1,450 p.c.m  
Ref: R1115

The Vicarage  
Melford Road  
Acton  
Sudbury  
CO10 0BA



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

*And The London Office*  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The Vicarage is located in the village of Acton in the nearby market town of Sudbury which sits close to the River Stour on the Suffolk Essex border. The town boasts a wealth of pubs, coffee shops, wine bars, restaurants and takeaways and has many independent shops as well as the usual high street stores and supermarkets. Sudbury is also home to Gainsborough's House, with its collection of original paintings by world renowned artist, Thomas Gainsborough, and museum depicting the artist's life. Sudbury has a railway station with connections to London, Liverpool Street. Further afield and within 35 minutes drive, are the towns of Bury St Edmunds, Colchester and Ipswich.

## The Accommodation

### Ground Floor

Entering through UPVC front door into

#### *Entrance Lobby*

With radiator, coat hooks and door through to

#### *Main Hallway*

With stairs off to first floor, fitted coat cupboard, radiator and doors off to

#### *Cloakroom*

Divided into two areas and fitted with low flush WC, pedestal wash basin, radiator and coat hooks.

#### *Study* 12'5 x 11'5 (3.78m x 3.47m)

South. Fitted with a range of shelving, two radiators, telephone socket and window overlooking the garden.

#### *Sitting Room* 16'2 x 14'3 (4.92m x 4.34m) (max)

South. A light and spacious room with large window and glazed door leading out to the rear garden. Central brick surround open fireplace (display only) with wooden mantel. TV aerial socket and radiators. Double sliding doors lead through to

#### *Dining Room* 12'6 x 11'5 (3.81m x 3.47m)

South. A further good size room with large window overlooking the rear garden. Two radiators and door through to the kitchen.

A further door from the main hallway leads through to

#### *Kitchen* 11'4 x 11'11 (3.45m x 3.63m) (max)

North. Fitted with a good range of base and eye level kitchen units with formica roll top worksurface over inset with a single bowl single drainer stainless steel sink. Space and wiring for electric cooker. Space for undercounter fridge. Space and plumbing for washing machine. Radiator. Doors off to **Pantry** fitted with a range of shelving and section of worksurface with space and plumbing below for dishwasher.

#### *Utility Room*

A useful area with rear entrance. Section of worksurface with shelving and butler sink with cupboard below. Space and plumbing for washing machine. Glazed door leading out to rear garden and further door off to

#### *Side Lobby*

With access to the garage and further door to the front of the property.

Stairs from the main hallway lead up to

## First Floor

### *Galleried Landing*

Doors give access to a fitted hanging cupboard, walk-in storage room and walk-in **airing cupboard** fitted with shelving and fully lagged hot water tank. Further doors lead off to

### *Bedroom One* 11'5 x 12'5 (3.47m x 3.78m) (max)

South. A good size double bedroom with window overlooking the garden. Radiator and pedestal wash basin.

### *Bedroom Two* 12'8 x 12'6 (3.86m x 3.81m)

South. An excellent size double bedroom with large window overlooking the rear garden. Radiator and fitted hanging cupboard.

### *Bedroom Three* 15' x 12'5 (4.57m x 3.78m)

South. A further double bedroom with window overlooking the rear garden. Double panel radiator. Pedestal wash basin and fitted hanging cupboard.

### *Bedroom Four* 11'3 x 10'3 (3.42m x 3.12m)

East. A good size double or excellent size single bedroom with radiator and telephone socket.

### *Bathroom*

Fitted with low flush WC, pedestal wash basin and wooden panel bath with fully tiled recess and Triton electric shower. Radiator and heated towel rail. Shaver socket and extractor fan.

### *Separate WC*

Fitted with low flush WC.



## Outside

The property is located pleasant position with the village, next to the Church. To the front there is a tarmac driveway and parking area with ample parking, and an attached single garage. There is a large garden, mainly to the rear, which comprises grassed areas interspersed and bordered by mature trees and shrubs.

*Services* Mains electricity, water and drainage connected. Oil fired central heating.

*Council Tax* Band G. £3,519.77 payable 2024/2025.

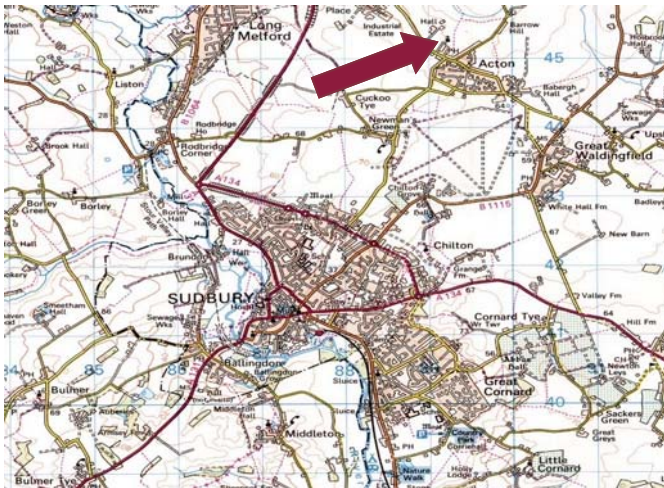
*Local Authority* Babergh District Council.

*Viewing* Strictly by appointment with the agent.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **May 2024**



## Directions

Take Melford Road signposted to Acton travelling north from Sudbury on the A134 towards Bury St Edmunds. As you enter Acton you will see the Church on your left, proceed up the drive towards the Church and bear right at the top of the drive.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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