



**Beaulieu, High Street,  
Acton, Suffolk**

**DAVID  
BURR**







# BEAULIEU, HIGH STREET, ACTON, SUDBURY, SUFFOLK, CO10 0AJ

Acton is a popular village with day-to-day facilities including a shop, primary school, public house, post office and church which houses the Brass to Sir Robert de Bures of 1302 which is one of the oldest and one of the finest in England. It is conveniently located for the market towns of Bury St Edmunds (12 miles) and Sudbury (3 miles), the latter with its comprehensive amenities including a commuter rail link to London Liverpool Street Station.

A substantial detached dwelling situated within a highly regarded and well-served village which provides bright and versatile accommodation over two levels. The property includes a sitting room, dining room and a generous kitchen/breakfast room together with a utility, study and cloakroom at ground floor. Upstairs are four bedrooms (master with en-suite and dressing room) and a family bathroom. In front of the property an extensive driveway provides plenty of off-road parking and leads onto a double garage with studio/workshop space above. Generous gardens are arranged to both the front and rear and measure in total approx. 0.6 acres (sts). **NO ONWARD CHAIN.**

## **A substantial four-bedroom detached house with extensive parking, in a well-served village set within generous grounds measuring approx. 0.6 acres.**

Front door leading to:-

**ENTRANCE HALL:** A bright and welcoming area with floor-to-ceiling windows to either side of the front door allowing for plenty of natural light and a useful area of storage beneath a staircase suitable for coats and shoes. Further storage cupboard off and with doors leading to:-

**SITTING ROOM:** A well-proportioned dual aspect reception room with a central open fireplace with stone surround and hearth. Door leading to:-

**DINING ROOM:** With ample space for a large dining table and chairs, uPVC double doors opening onto the garden and with high-quality Amtico style wood effect flooring.

**KITCHEN/BREAKFAST ROOM:** With a continuation of Amtico style wood effect flooring and a matching range of base and wall level farmhouse style cabinets with wood effect worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side. Space for a free-standing Range cooker with stainless steel splashback and Rangemaster extractor hood over, space and plumbing for a dishwasher and space for a refrigerator. Plenty of room for a table and chairs and with a wide window

providing an attractive outlook over the property's gardens and a further door to side.

**UTILITY/BOOT ROOM:** Also with Amtico style wood effect flooring and providing a useful area with space and plumbing for a washing machine, space for additional appliances and space for tumble dryer. Ceramic butler sink incorporated within a solid wood worksurface with a further range of base and wall level cupboards. Door leading onto a useful **PANTRY CUPBOARD** with fitted shelving off and door opening onto a side passageway.

**STUDY:** A useful area to work from home.

**CLOAKROOM:** Particularly spacious and containing a WC, pedestal wash hand basin and a heated towel rail.

### **First Floor**

**LANDING:** With access to loft storage space (fully boarded and with a drop-down ladder) and with a door opening onto useful eaves storage space. Further doors leading to:-

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**BEDROOM 1:** A substantial principal suite with a double-glazed window providing a beautiful outlook over the property's rear garden.

**EN-SUITE:** Containing a tiled shower cubicle with a glass screen door, separate double-ended bath with tiled surround, WC, vanity suite wash hand basin and a chrome heated towel rail. Twin skylights allowing for natural light.

**DRESSING ROOM:** A useful size with fitted shelving and hanging rails.

**BEDROOM 2:** A further double bedroom with large window allowing for plenty of natural light and an outlook across the front garden.

**BEDROOM 3:** A further double room with an outlook over the rear garden.

**BEDROOM 4:** Currently utilised as a hobbies room but with the clear potential to be utilised as an additional bedroom if required.

**BATHROOM:** Containing a double-ended bath with tiled surround and shower above. WC, bidet and vanity suite wash hand basin. Heated towel rail and with double doors opening onto a linen cupboard with fitted shelving.

## Outside

In front of the property is a generous pebbled driveway which provides extensive **OFF-ROAD PARKING** and benefits from external lighting. The driveway expands into a further area of parking with a turning circle and leads onto a:-

**DOUBLE GARAGE:** With twin electric roller doors, power and light connected and a personnel door to side. Drop down ladder leading to:-

**WORKSHOP/STUDIO:** A useful area which has been recently converted with heating, insulation and power and light connected, offering a multitude of uses.

Also in front of the property is a wide area of lawn enclosed by tall hedging to ensure a high degree of privacy. The gardens continue to the rear with an attractive stone paved terrace running the width of the property. Open expanses of lawn extend right back to the rear of the plot which are interspersed with a number of mature trees and a variety of fruit trees. At the rear are two useful **STORAGE SHEDS**.

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

**EPC RATING:** Band C – 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:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

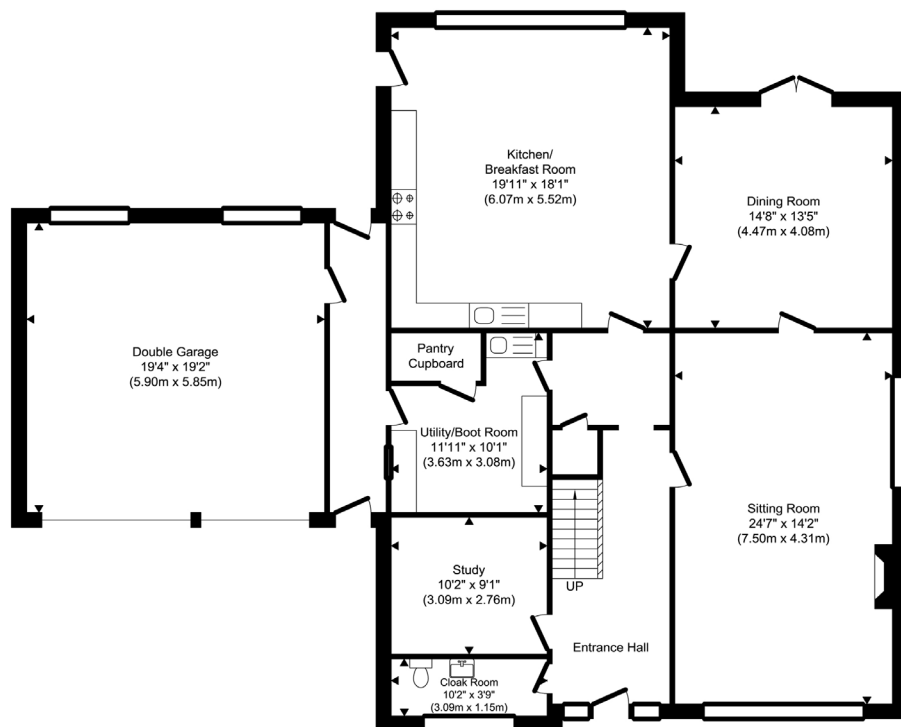
**WHAT3WORDS:** hence.masking.junior

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

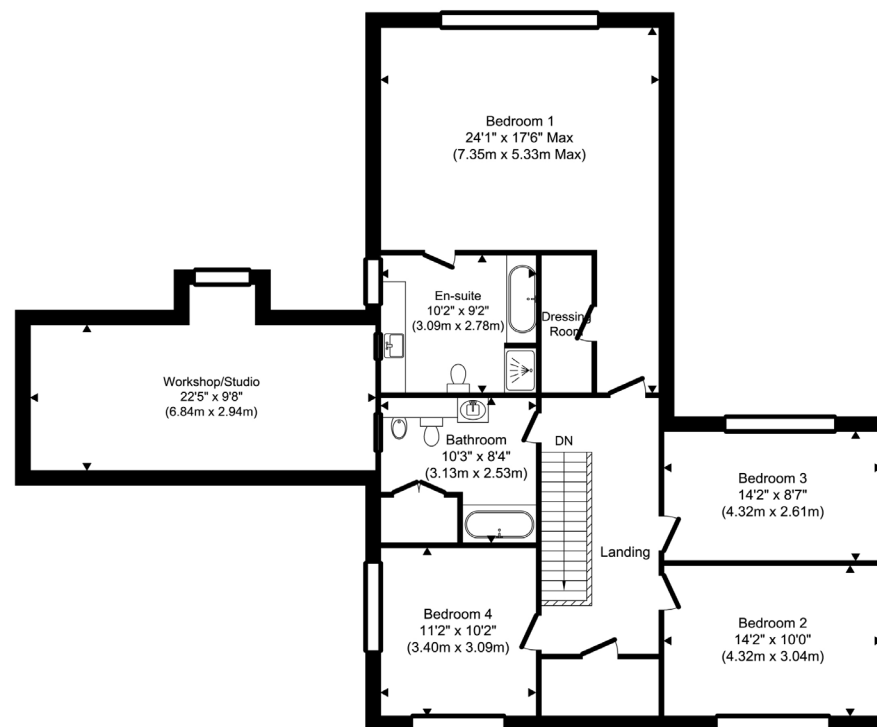
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Ground Floor  
Approximate Floor Area  
1847.73 sq. ft.  
(171.66 sq. m)



First Floor  
Approximate Floor Area  
1329.77 sq. ft.  
(123.54 sq. m)

TOTAL APPROX. FLOOR AREA 3177.50 SQ.FT. (295.20 SQ.M.)  
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