



**5 Cedar Walk,
Acton, Suffolk**

**DAVID
BURR**



5 CEDAR WALK, ACTON, SUDBURY, SUFFOLK, CO10 0UN

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 deceptively spacious four-bedroom end of terrace house situated in a highly regarded and well-served Suffolk village. The property contains versatile accommodation over three levels which includes a sitting/dining room, garden room and kitchen as well as a ground floor cloakroom with a total of four bedrooms and two bath/shower rooms on the first and second floors. To the rear is a private enclosed garden with the additional benefit of a garage and off-road parking. **NO ONWARD CHAIN.**

An end of terrace four-bedroom, two-bathroom house with garden, garage and parking.

STORM PORCH: With front door leading to:-

ENTRANCE HALL: With staircase rising to first floor and doors leading to:-

KITCHEN: Attractively finished with a range of base and wall level units with worksurfaces incorporating a ceramic one-and-a-half sink with mixer tap above and drainer to side and a five-ring Lamona gas hob with extractor fan above. Integrated Lamona combination oven, space for free-standing refrigerator/freezer, additional freezer and with space and plumbing for a washing machine and space for tumble dryer.

SITTING ROOM: A bright and well-proportioned room with a central gas fireplace with wooden mantel and plenty of space for seating and a window with a view over the garden. Further space for a dining table and chairs and with an arched opening leading to:-

GARDEN/DINING ROOM: A versatile room with high-quality uPVC double-glazed windows and double doors opening onto the garden.

CLOAKROOM: Containing a WC and a wash hand basin with storage below and a tiled splashback.

First Floor

LANDING: With staircase rising to second floor and doors leading to:-

BEDROOM 2: A well-proportioned double room with an outlook over the rear garden.

BEDROOM 3: Currently utilised as a study and providing an ideal place to work from home and with an attractive outlook over the property's front garden.

BEDROOM 4: Currently utilised for storage and with an outlook to the rear.

BATHROOM: Containing a panel bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin.

Second Floor

BEDROOM 1: A double bedroom with a range of fitted eaves storage with timber sliding doors and a door leading to:-

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SHOWER ROOM: Containing a tiled shower cubicle with glass sliding doors and a wash hand basin with storage cupboards below.

Outside

In front of the property is an area of lawn which contains a fine ornamental cherry tree and a pathway bordered by well-stocked beds leading to the front door.

To the rear is a sunny private enclosed garden with a terrace adjacent to the property itself, an area of lawn and well-stocked beds. A gate leads to the rear access and onto a **GARAGE** within a block and with an additional **PARKING SPACE** in front.

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

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: B

TENURE: Freehold

WHAT3WORDS: matrons.brightens.resolves

CONSTRUCTION TYPE: Brick.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

FLOORPLAN TO BE APPENDED

