



DAVID
BURR

Cornerways,
Acton, Suffolk



CORNERWAYS, ACTON, SUDBURY, SUFFOLK, CO10 0BN

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

This is a fantastic opportunity to acquire a beautiful family home in a rural setting offering far-reaching countryside views in grounds amounting to 0.72 of an acre with possibilities of secondary accommodation/home office(stp).

A splendid four-bedroom detached house with generous grounds and field views.

ENTRANCE HALL: an inviting space finished with a ceramic tile floor that continues into the kitchen/dining room with staircase leading to first floor, large understairs storage cupboard and solid wooded doors leading to

DRAWING ROOM: an elegant double aspect room with French glass-panelled doors leading to side terrace with your attention immediately drawn to the Victorian style cast iron fireplace with moulded surround and useful alcoves for furniture with generous ceiling height and picture rail.

SITTING ROOM: a spacious second reception room with Victorian cast iron fireplace and ornate tiling surround with views over the front garden and fields beyond.

KITCHEN/DINING ROOM: the kitchen is fitted with an extensive range of contemporary units with a central island providing further storage, finished with a stone worktop and matching splashback. Integrated appliances include a double oven, hob with extractor above, one and a half ceramic sink with mixer tap, dishwasher, full-height fridge and full-height freezer with windows overlooking the rear garden and French doors leading to rear garden terrace with far-reaching countryside views beyond.

UTILITY ROOM: accessed off the kitchen/dining room, this room is fitted with matching units to the kitchen with a thick stone-effect worktop, space for a washing machine and tumble dryer and a stable door leading to rear garden. Solid wooden door leading to:-

SHOWER ROOM: a three-piece suite consisting of a close-coupled WC, corner shower cubicle with overhead shower, wash hand basin with vanity unit and mixer tap with attractive tile surround.

MASTER SUITE:

DRESSING ROOM: This room is fitted out with an extensive range of built in wardrobes with French doors leading to side terrace, space for a dressing table and door leading to

BEDROOM: A generous double bedroom with room for a large double bed as well as other bedroom furniture with charming views over the rear garden and door leading to

EN SUITE BATHROOM: A three-piece suite consisting of a close-coupled WC and wash hand basin with large, panelled bath with overhead shower, shower screen and mixer tap.

First Floor

LANDING: Windows to both side aspects fill this room with natural light with large corner airing cupboard, shelved out for linen and doors leading to:-

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BEDROOM 2: A generous second bedroom with large bay window offering far-reaching countryside views with useful alcoves for bedroom furniture

BEDROOM 3: A spacious double bedroom with far-reaching countryside views, cast iron fireplace, generous ceiling height and space for other bedroom furniture.

BEDROOM 4: This room is currently utilised as a hobbies room but again is a double bedroom with windows to the side offering countryside views.

SHOWER ROOM: A three-piece suite consisting of a walk-in shower with overhead shower and attractive tile surround, WC and wash hand basin with mixer tap.

Outside

To the front of the property a large shingle driveway provides ample **off-road parking** as well as turning space with established hedgerow boundaries with the rest of the front garden being predominantly laid to lawn with central apple tree leading round to a secondary drive which in turn provides access to the **car port** with double doors leading to the **workshop/garage**. This room is currently utilised as a forge and is a solid-built structure with its own private cloakroom and neighbouring storage to the side.

To the immediate rear of the property is a large, terraced seating area, accessed off the kitchen / dining room being a great space to catch the morning sun. A further terraced seating area can be found to the side accessed off both the drawing room and dressing room surrounded by well-stocked borders full of seasonal colour.

The rest of the garden is predominantly laid to lawn measuring in total circa 0.72 acres with a number of mature, established trees and hedgerows

to the boundaries, abutting picturesque countryside views with **an oak frames gazebo** to the back of the garden, being a great sheltered terrace for entertaining, with power and lighting.

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

AGENT'S NOTES

EPC RATING: D

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F.

TENURE: Freehold.

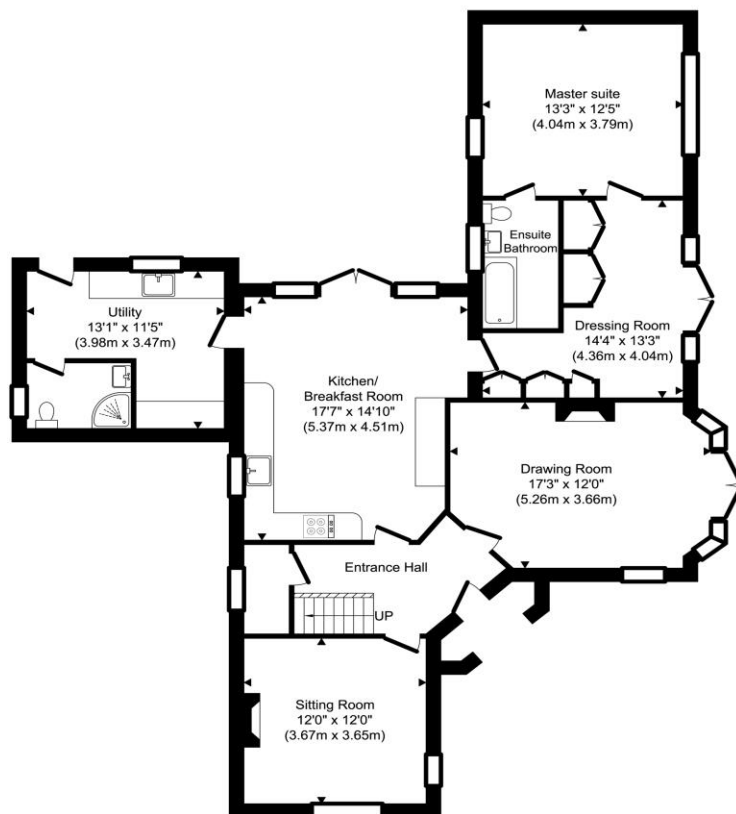
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: rules.caressed.snoozing

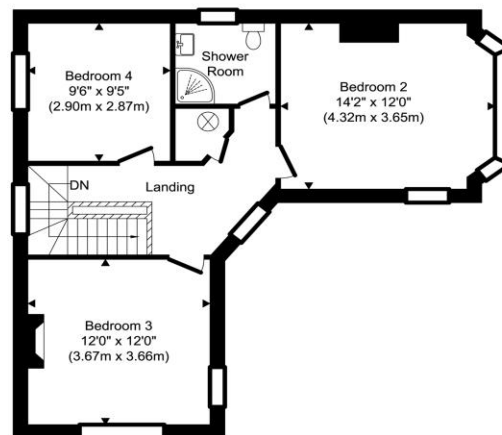
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

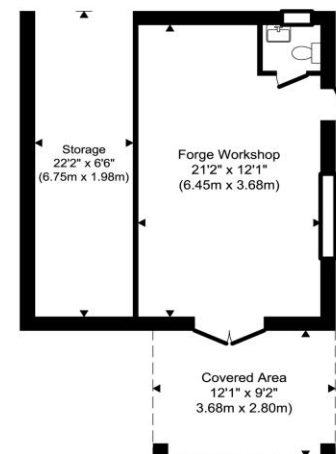
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Ground Floor
Approximate Floor Area
1249.47 sq. ft.
(116.08 sq. m)



First Floor
Approximate Floor Area
580.39 sq. ft.
(53.92 sq. m)



Outbuilding
Approximate Floor Area
398.00 sq. ft.
(37.00 sq. m)

TOTAL APPROX. FLOOR AREA 2228.00 SQ.FT. (208.00 SQ.M.)
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