



DAVID
BURR

**Blythe House,
Acton, Suffolk**



Blythe House, Clay Hall Lane, Acton, Sudbury, Suffolk, CO10 0AQ

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 recently constructed detached house situated on an exclusive development in a well-served Suffolk village. The property contains versatile accommodation over two levels. On the ground floor, an entrance hall leads through to both a sitting room and a snug as well as a study, kitchen/dining room, utility and cloakroom. Upstairs, four bedrooms are served by two bathrooms, one being an en-suite to the principal. Outside the property benefits from off-street parking which leads onto a double garage as well as substantial rear garden with a large area of lawn and a stone paved terrace. **NO ONWARD CHAIN.**

A four bedroom recently constructed detached house on an exclusive cul-de-sac.

Front door leading to:

ENTRANCE HALL: With tiled flooring and staircase rising to first floor with a useful storage cupboard below and with doors leading into:

SITTING ROOM: A well-proportioned dual aspect reception room with a lovely view across the rear garden and onto open countryside to the rear, a central fireplace with polished slate hearth and inset wood burning stove with an oak mantle and brick surround. Door leading into:

STUDY: An ideal area to work from home.

SNUG: A versatile second reception room with a dual aspect outlook.

KITCHEN/DINING ROOM: With a continuation of tiled flooring and plenty of space for a dining table and chairs adjacent to uPVC double doors with windows overlooking the garden and countryside beyond. Opening leading into kitchen, with a matching range of base and wall level units with polished quartz work surfaces incorporating a five ring Neff induction hob with extractor fan above and a stainless-steel sink with mixer tap above and drainer to side. Integrated appliances include an electric combination oven, fridge and freezer and dishwasher.

UTILITY ROOM: With a further range of base level units with polished quartz work surfaces incorporating a double stainless-steel sink with mixer tap above and drainer to side and with space and plumbing below for a washing machine and space for tumble dryer. Door leading onto a side access.

CLOAKROOM: Containing a WC and vanity suite.

First floor

LANDING: With a useful airing cupboard off, access to loft storage space and with doors leading to:

PRINCIPAL SUITE: A well-proportioned double bedroom with a fantastic open view to the rear across the garden and onto neighbouring countryside. Door leading to:

EN-SUITE: Containing a substantial shower cubicle with rainfall style shower head and additional attachment below. WC, vanity suite and chrome heated towel rail.

BEDROOM TWO: A further dual aspect double bedroom.

BEDROOM THREE: A well-proportioned room with an outlook to the rear.

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BEDROOM FOUR: An ideal guest bedroom.

FAMILY BATHROOM: With tiled flooring and walls and containing a bath with mixer tap and shower over, WC, vanity suite and chrome heated towel radiator.

Outside

In front of the property is a private brick paviour driveway which provides plenty of off-street parking for a number of vehicles, adjacent to which stands an area of lawn with space for the storage of bins and also containing the sewage treatment plant. Accessible from the driveway is the:

DOUBLE GARAGE: With twin up and over doors and a personnel door to the side and with light and power connected.

To the rear of the property is a substantial garden with a stone paved terrace adjacent to the house itself and a generous expanse of lawn bordered by a post and rail fence to the rear with a maturing hedgerow and a fine outlook over neighbouring countryside.

Agent's Notes

The property will have the benefit of a 10 year build guarantee effective from 2022.

Access to the property is via a driveway utilised by 4 properties. Shared maintenance costs may apply, for more information, please contact the office.

SERVICES: Main water and private drainage. Main electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

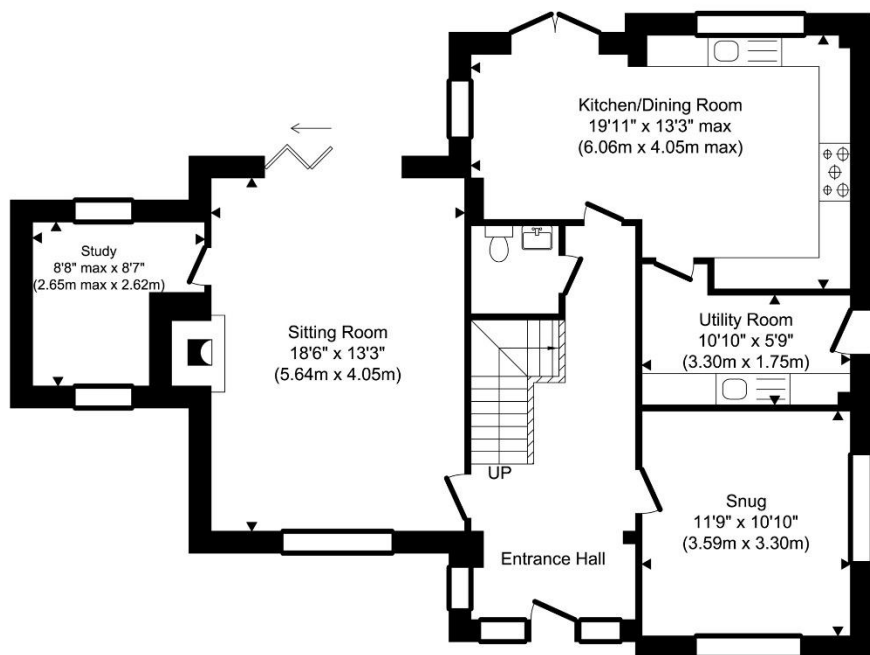
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F

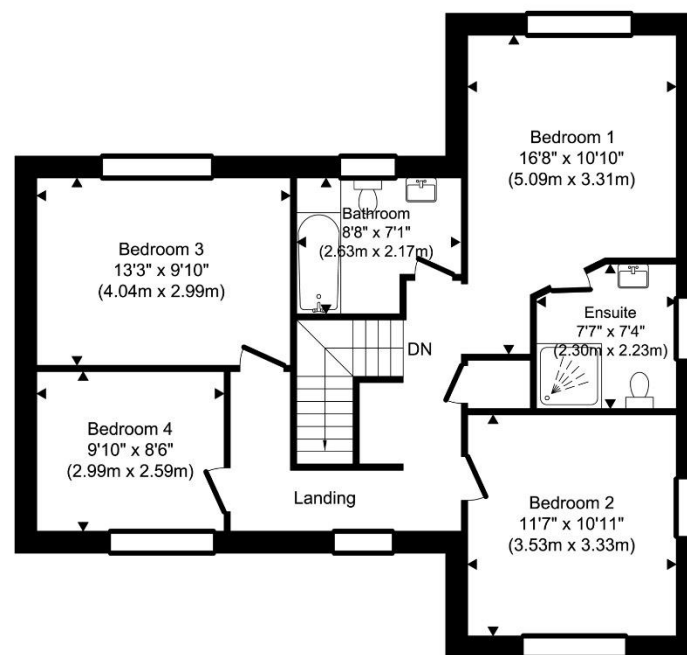
WHAT3WORDS: hills.starfish.bugs

VIEWING: Strictly by prior appointment only through DAVID BURR.

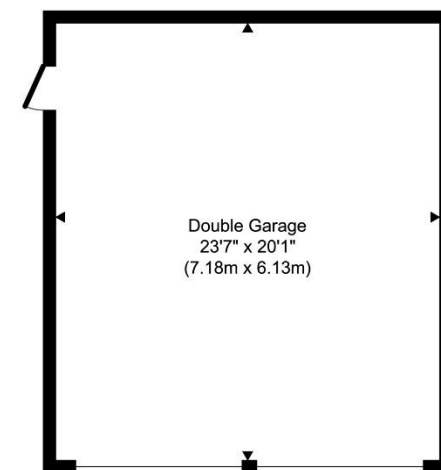
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Ground Floor
Approximate Floor Area
941.08 sq. ft.
(87.43 sq. m)



First Floor
Approximate Floor Area
761.33 sq. ft.
(70.73 sq. m)



Outbuilding
Approximate Floor Area
460.48 sq. ft.
(42.78 sq. m)

TOTAL APPROX. FLOOR AREA 2162.90 SQ.FT. (200.94 SQ.M.)
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