



**Robens House,
Acton, Sudbury, Suffolk**

**DAVID
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Robens House, Waldingfield Road, Acton, Sudbury, Suffolk, CO10 0AG

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 contemporary four-bedroom detached house constructed by highly reputable local building firm, 'Maple Building Services' in 2010. The property contains light and well-designed accommodation over two levels which includes a snug, a sitting room, a kitchen/dining room, a ground floor cloakroom and a utility. Upstairs, four bedrooms are served by two bath/shower rooms (one en-suite). Outside, the property benefits from a private driveway as well as both a carport and a garage and a private garden which contains a useful studio/outbuilding which provides an excellent area to work from home.

A contemporary, Georgian style, detached house in a well-served Suffolk village.

Accommodation

ENTRANCE HALL: With space for coats and shoes and expanding into:-

SNUG: A versatile reception area with a double-glazed sash window and a Victorian style feature fireplace with carved wood surround. Substantial and particularly useful store room off, staircase rising to first floor with further storage cupboard below and doors leading to:-

SITTING ROOM: A well-proportioned double aspect with double doors opening onto stone terracing and ample room for seating arranged around a central gas fireplace with Georgian style surround.

KITCHEN/DINING ROOM: With tiled flooring and plenty of space for a large dining table and chairs adjacent to bi-folding doors opening onto terracing and providing an outlook over the garden. Two skylights allowing for plenty of natural light. The kitchen contains a matching range of base and wall level units with polished granite work surfaces incorporating a one and a half sink with mixer tap above and drainer to side and a central island unit which provides extensive storage and a Siemens 4 ring electric hob with extractor fan above. Integrated appliances include an Electrolux double oven, refrigerator and freezer and a dishwasher. Door leading to:-

UTILITY/BOOT ROOM: With base and wall level units with space and plumbing for washing machine and space for tumble dryer. Boiler cupboard off with newly fitted boiler and a water softener. Door opening onto the driveway.

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

First floor

LANDING: With access to loft storage space, double doors opening onto an airing cupboard and further doors leading to:-

BEDROOM 1: A well-proportioned double bedroom with a wall of fitted wardrobes with sliding doors, inset shelving and hanging rails and a sash window overlooking the garden to the rear. Door leading to:-

EN-SUITE: Containing a double width shower with rainfall style shower head and additional attachment below and a glass screen door. W.C., vanity suite and a chrome heated towel rail.

BEDROOM 2: A further double bedroom with an outlook to the front.

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BEDROOM 3: An additional double bedroom with a front facing aspect.

BEDROOM 4: An ideal guest bedroom or study.

BATHROOM: Containing a bath with mixer tap and shower attachment over, W.C., wash hand basin and a chrome heated towel rail.

Outside

To the front of the property is a private driveway providing off-road parking which leads onto a sheltered **CARPORT** with a door leading onto the:-

GARAGE: With up and over door, power and light connected and a personnel door to the rear.

The rear garden contains paved terracing adjacent to the house itself as well as an expanse of lawn enclosed by a combination of fencing and a red brick wall. Of particular note is a useful **OUTBUILDING/STUDIO** which provides an ideal space for a home office.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by 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: D

WHAT3WORDS: validated.bond.blog

VIEWING: Strictly by prior appointment only through DAVID BARR.



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