



**12 Lime Walk  
Acton, Suffolk**

**DAVID  
BURR**

# 12 LIME WALK, ACTON, SUDBURY, SUFFOLK, CO10 0UL

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 three bedroom semi-detached house situated in a residential area of a highly-regarded village. The property contains accommodation over two levels which includes a sitting/dining room, a kitchen, a ground floor cloakroom, three bedrooms and a first floor bathroom. Outside, to the rear is a private enclosed garden with the benefit of a private garage and timber storage shed. Offered with no onward chain.

## A three bedroom semi-detached house close to village amenities and countryside walks.

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

**SITTING/DINING ROOM:** An open plan room with an outlook over the garden and a sealed in feature fireplace with wood mantel. Plenty of room for both seating and a dining table and chairs.

**KITCHEN:** Containing a matching range of base and wall level units and work surfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side and a four ring gas hob with extractor fan above. Space and plumbing for a washing machine, integrated Lamona electric combination oven and space for a free-standing fridge.

**CLOAKROOM:** Containing a W.C. and a wash hand basin.

### First Floor

**LANDING:** With an airing cupboard off, access to loft storage space and doors leading to:-

**BEDROOM 1:** A double bedroom with a double wardrobe off.

**BEDROOM 2:** A further double bedroom with recessed storage space and an outlook to the rear.

**BEDROOM 3:** An ideal child's bedroom with an outlook to the rear.

**BATHROOM:** Containing a bath with tiled surround, mixer tap and shower above. W.C. and a wash hand basin.

### Outside

The property benefits from a private garage to the rear which allows for off-street parking. On street parking is available in the surrounding area too. The garden contains an area of lawn as well as a paved terrace and a useful timber storage shed.

**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 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).

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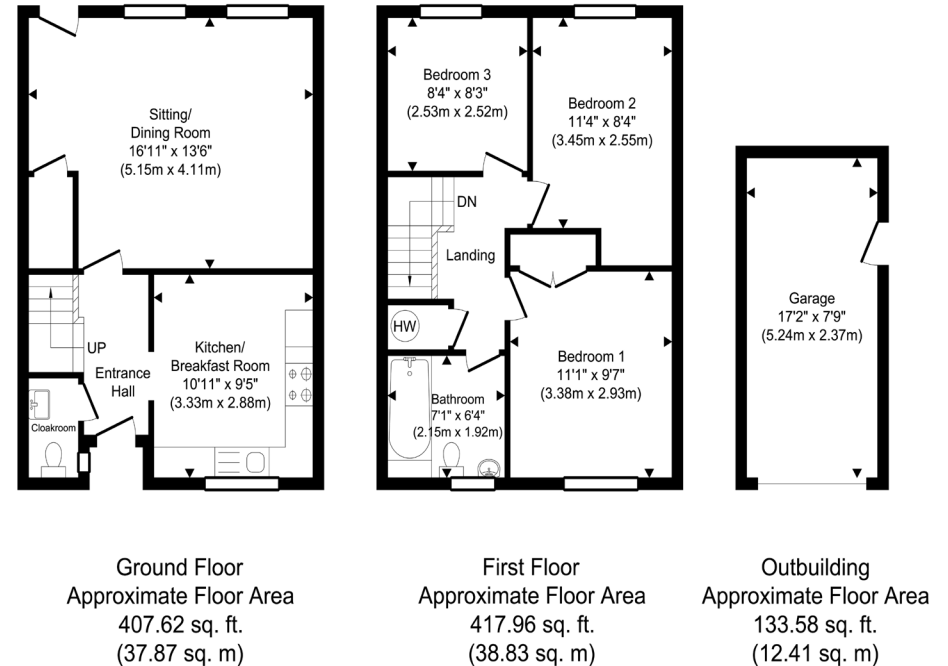
**COUNCIL TAX BAND:** B

**TENURE:** Freehold

**WHAT3WORDS:** estimates.mimed.dangerously

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

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TOTAL APPROX. FLOOR AREA 959.17 SQ.FT. (89.11 SQ.M.)

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