



**1 Elder Cottage,  
Acton, Suffolk**

**DAVID  
BURR**

# 1 Elder Cottage, High Street, Acton, Sudbury, Suffolk, CO10 0AU

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 charming cottage in a secluded position with parking, private garden and within close proximity to village amenities and countryside walks.

## A pretty period home

**SITTING/DINING ROOM:** This is a charming room that is heavily beamed with your attention immediately drawn to the soft red brick fireplace with oak bressummer beam and electric feature fire, with views over the front garden, space for a dining table and chairs as well as other sitting room furniture. With staircase leading to first floor and opening leading to:

**KITCHEN:** The kitchen is fitted with a wide range of shaker cupboards with glass panel door leading to the rear garden and lantern window providing further natural light. Above the fitted units is a thick wood effect worktop with integrated appliances including a stainless steel sink with drainer unit and mixer tap, eye level oven and microwave oven, ceramic hob with extractor above, washing machine and fridge. Opening to:

**INNER HALL:** Useful double door storage cupboard with further door leading to:

**BATHROOM:** A three piece suite consisting of a pedestal wash hand basin with mixer tap, contemporary WC, large panel bath with overhead shower and shower screen and attractive tiled surround. Heated towel rail and further useful storage cupboard that also houses the boiler.

### First Floor

**BEDROOM 1:** Fitted with six eaves storage cupboards as well as two larger full height cupboards, providing ample storage with space for a large

double bed and other bedroom furniture. Again, this is a beamed room with two windows providing lots of natural light either side of the central chimney breast.

### Outside

To the front of the property, a long shingled drive brings you to an area of off-road parking for two vehicles with a footpath leading to the front door, meandering past established borders offering seasonal colour, with a walled front boundary with side access gate leading to the rear.

To the immediate rear of the property is a large terraced seating area being of great space for entertaining with raised borders, shrubs and flower beds and a useful storage shed, with lighting, power and space for white goods.

**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 E. 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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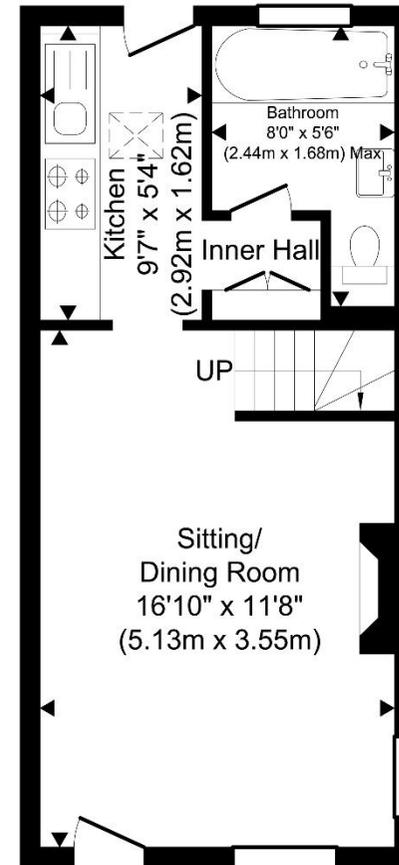
**COUNCIL TAX BAND:** B.

**TENURE:** Freehold

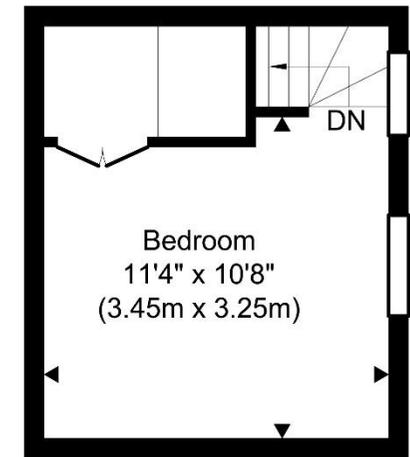
**WHAT3WORDS:** ///last.cabs.flooding

**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.



Ground Floor  
Approximate Floor Area  
311.39 sq. ft.  
(28.93 sq. m)



First Floor  
Approximate Floor Area  
151.87 sq. ft.  
(14.11 sq. m)

TOTAL APPROX. FLOOR AREA 463.27 SQ.FT. (43.04 SQ.M.)  
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