



DAVID  
BURR

**Virginia House, Acton Lane,  
Sudbury, Suffolk**





# VIRGINIA HOUSE, ACTON LANE, SUDBURY, SUFFOLK, CO10 1QW

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This spacious three-bedroom detached house built in an Edwardian style was constructed just over a decade ago and is situated within the heart of town with a wraparound garden, ample off-road parking and en-suite to master bedroom.

## A spacious three-bedroom detached house with wraparound garden and off-road parking.

Solid wooden door leading to:-

**ENTRANCE HALL:** 12'4" x 8'3" (3.76m x 2.51m) With staircase leading to first floor and useful understairs cupboard that also is home to the underfloor heating system and pressurised hot water cylinder with doors leading to:-

**SITTING ROOM:** 12'7" x 12'0" (3.84m x 3.66m) A particularly elegant room with large bay window offering pretty views over the front garden.

**KITCHEN/DINING ROOM:** 17'8" x 12'3" (5.38m x 3.73m) A large sociable room with bifold doors leading to rear garden terrace and in turn offering pretty views over the rear garden with a fully fitted shaker style kitchen with granite effect worktop and attractive tile splashback, integrated sink with drainer unit, fridge, freezer, dishwasher, oven, gas hob and extractor above.

**UTILITY ROOM:** 8'5" x 4'0" (2.57m x 1.22m) Fitted with matching units to the kitchen with integrated sink and mixer tap with glass panel door leading to rear garden.

**CLOAKROOM:** Wash hand basin with mixer tap, attractive mosaic tiled splashback with mirrored cabinet above, WC and floating shelving.

### First Floor

**LANDING:** Widow overlooking the rear garden fills this room with natural light with doors leading to:-

**MASTER BEDROOM:** 14'2" x 8'7" x 13'0" (4.32m x 2.62m x 3.96m) A particularly spacious room with two sash windows to the front, double built-in wardrobe with hanging rail and shelving and door leading to:-

**EN-SUITE:** A three-piece suite consisting of a pedestal wash hand basin, close coupled WC, heated towel rail and large walk-in shower with overhead shower, handheld shower and shower screen.

**BEDROOM 2:** 11'3" x 8'9" (3.43m x 2.67m) A generous second bedroom with large sash window offering pretty views over the rear garden and roofscape views beyond.

**BEDROOM 3:** 9'1" x 7'9" (2.77m x 2.36m) A good size single bedroom that could also be utilised as a study with sash window to the front and built-in wardrobe.

**BATHROOM:** A four-piece suite consisting of a large panel bath, WC, wash hand basin, shower cubicle and heated towel rail.

### Outside

To the front of the property is a Suffolk white brick wall with wrought iron gate and footpath leading to the front door with the rest of the garden being predominantly shingle with established borders of shrubs and hedging with side access to either side leading to the rear garden. Accessed off of Heart Close

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Road and situated to the rear of the property you will find a shingle drive that provides ample **OFF-ROAD PARKING** with gate leading to rear garden.

The rear garden is predominantly laid to lawn with an initial terrace seating area accessed via bifold doors from the kitchen/dining room being a great space to enjoy the morning to late afternoon sun.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to 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.

**TENURE:** Freehold.

**WHAT3WORDS:** ///swimsuits.customers.choirs

**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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