



**23 Canon Pugh Drive,
Acton, Suffolk**

**DAVID
BURR**



23 CANON PUGH DRIVE, ACTON, SUDBURY, SUFFOLK, CO10 0UX

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 link-detached house which has undergone significant extension and modification in recent years. The property contains an exceptionally well designed open-plan island-kitchen/dining/living room with the further benefit of a separate reception room, utility and ground floor shower room. Upstairs are four bedrooms and a family bathroom. To the front of the property is plenty of off-road parking together with a garage for storage and there is the further benefit of a private enclosed rear garden with a heated swimming pool and a useful office/outbuilding.

A contemporary, four-bedroom house with substantial open-plan living space and a garden with a swimming pool.

Front door leading to:-

ENTRANCE HALL: With fitted barrier matting, herringbone Karndean flooring which continues throughout much of the ground floor, useful storage/boiler cupboard off, staircase rising to first floor and a door to the garden. Opening leading to:-

KITCHEN/DINING/LIVING ROOM: 24'10" > 21'6" x 23'10" (7.57m > 6.56m x 7.26m) An extremely impressive space recently extended and remodelled in 2022. The kitchen contains a matching range of base and wall level white gloss units with high quality polished Quartz worksurfaces incorporating a five-ring Smeg gas hob with Faber extractor fan over. Fitted appliances include three NEFF electric combination ovens, a Bosch dishwasher and a drinks fridge. Space for a free-standing American style fridge/freezer. A particularly impressive 3.00m x 1.9m island contains additional storage, breakfast seating and a ceramic butler sink with mixer tap above and drainer to side. A large atrium skylight provides plenty of natural light with further recessed LED spotlighting throughout. A range of bifolding floor-to-ceiling glass panel doors open onto the garden and terracing. Ample space for a large dining table and chairs and a further area of seating and with a useful understairs storage cupboard off. Characterful mellow red brick walls in part and an opening leading to:-

SITTING ROOM: 17'4" x 10'2" (5.28m x 3.10m) A useful separate reception area with windows to front with fitted plantation style slatted shutters.

UTILITY: 10'2" x 8'0" (3.11m x 2.45m) With tiled flooring and underfloor heating below and a matching range of base and wall level units with worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space and plumbing for a washing machine, space for refrigerator and tumble dryer. Door leading into the garage and further door leading to:-

PANTRY: A useful pantry cupboard with fitted shelving and lighting.

SHOWER ROOM: With tiled flooring and containing a shower cubicle with waterfall style shower head and additional attachment below, WC, vanity suite and a chrome heated towel rail.

First Floor

LANDING: With access to loft storage space (fully boarded and with power and light connected), double doors opening onto airing cupboard and further doors leading to:-

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BEDROOM 1: 13'10" x 10'4" (4.22m x 3.16m) A comfortable double bedroom with air conditioning.

BEDROOM 2: 10'2" x 9'1" (3.11m x 2.77m) A further double bedroom with double doors opening onto a fitted wardrobe with inset shelving and hanging rail.

BEDROOM 3: 11'0" x 8'4" (3.36m x 2.55m) An ideal guest bedroom with a view to the rear.

BEDROOM 4: 10'1" x 9'1" (3.08m x 2.77m) A further bedroom with an outlook to the rear.

BATHROOM: With tiled flooring and containing a bath with an electric shower and mixer tap over, WC, wash hand basin with vanity suite below and a chrome heated towel rail. Tiled walls throughout.

Outside

To the front of the property is a brick paved driveway which provides extensive **OFF-ROAD PARKING** for up to five vehicles and the additional benefit of an EV charging pod. This in turn leads onto the:-

GARAGE: 8'4" x 5'10" (2.54m x 1.77m) Useful storage space with an electric up-and-over door, power and light connected and door leading into the utility.

A side access leads to the rear of the property and a stone paved terrace which provides an attractive area of seating and further space for a hot tub. An area of artificial lawn is enclosed by mature hedging and gives way to an elevated decked terrace with storage below which surrounds a **HEATED SWIMMING POOL** (heated with an air source heat pump).

To the rear of the property is a useful **OUTBUILDING: 17'10" x 7'3"** (5.44m x 2.20m) which is currently being converted into an office space with a cloakroom, further details of which can be discussed directly with the office.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Underfloor heating throughout the kitchen/dining living and utility areas. **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

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 45 mbps download, up to 8 mbps upload

Phone signal: Yes – Three, O2, Vodafone

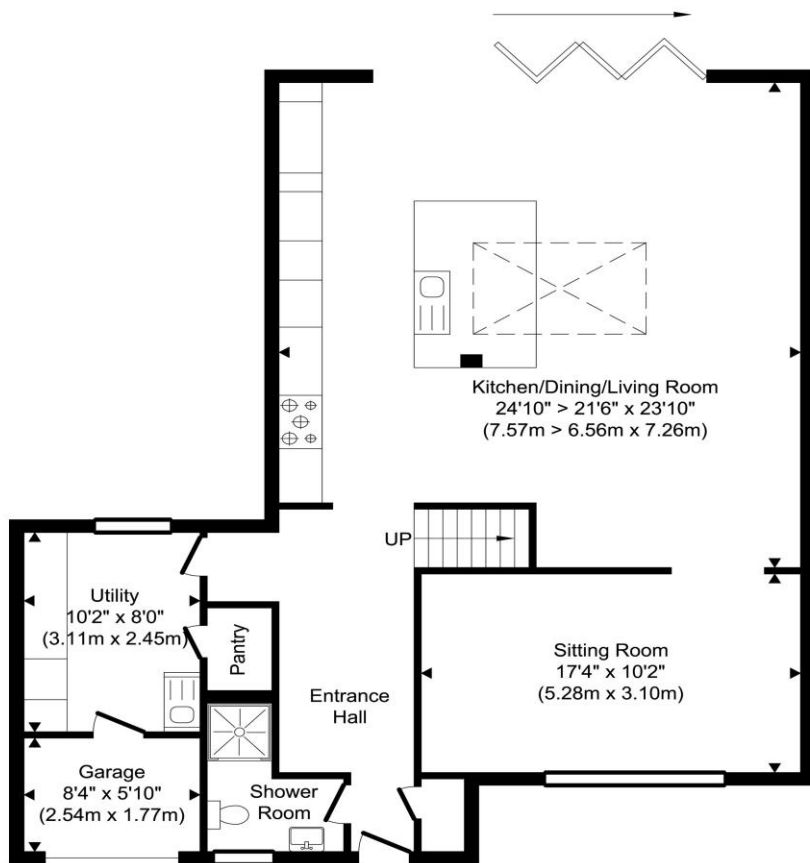
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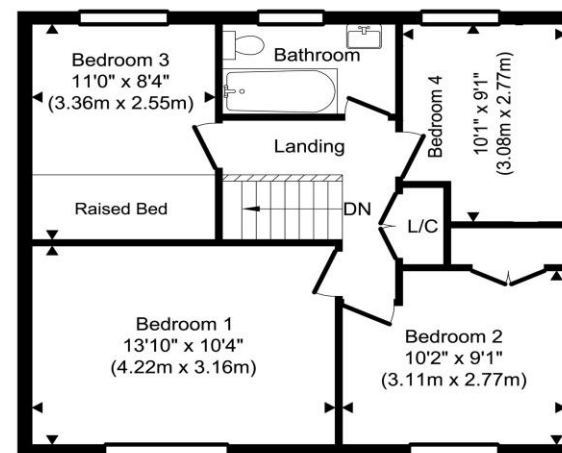
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1066.16 sq. ft.
(99.05 sq. m)



First Floor
Approximate Floor Area
524.63 sq. ft.
(48.74 sq. m)

TOTAL APPROX. FLOOR AREA 1590.79 SQ.FT. (147.79 SQ.M.)
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