



- Sought After Acton Village With Field Views To The Rear
- Tastefully Extended And Improved Throughout By The Current Sellers
- Retaining Many Beautiful Original Features
- Four Double Bedrooms With Two En-Suite Shower Rooms
- Under Floor Heating Throughout The Ground Floor
- Stunning Kitchen/Dining/Family Room With Bi- Doors To Garden
- Living Room & Study
- Low Maintenance Landscaped Front & Rear Garden
- Double Garage With Large Storage Area To The First Floor

Cherry Tree Cottage, Melford Road, Acton, Sudbury, Suffolk. CO10 0BA.

Cherry Tree Cottage is an exceptional residence that has been beautifully transformed by the current owners, offering contemporary and spacious living throughout. Situated on a desirable corner plot with picturesque field views to the rear, this remarkable home is nestled in Acton, on the outskirts of Sudbury, with excellent links to Bury St Edmunds.



Property Details.

Room Measurements

Entrance Hall

With composite door to enter and two windows to front aspect, luxury LVT flooring with heating under, stairs rising to first floor and doors to;

W/C

With window to front aspect with fitted shutters to remain, luxury LVT flooring with heating under, enclosed cistern WC, wash hand basin, towel rail.

Study



3.45m x 3.27m (11' 4" x 10' 9") With window to front and side aspect both with fitted shutters, luxury LVT flooring with heating under, built in cupboard.

Living Room



5.38m x 4.37m (17' 8" x 14' 4") With windows and French doors to rear, fitted electric blinds, luxury LVT

flooring with heating under.

Open Plan Kitchen/Dining/Family Room

7.20m x 6.62m (23' 7" x 21' 9") Max

Kitchen Area



A Contemporary fitted kitchen offering a range of shaker style units with high quality stone worktops with inset sink, large island unit with ample storage, integrated tall fridge and freezer, integrated dishwasher and washing machine, double oven, NEFF induction hob and extractor hood over, Luxury Herringbone LVT flooring.

Dining/Family Area

With bi-folding doors to garden, Luxury Herringbone LVT flooring, skylight, TV point.

First Floor Landing

Split level landing, airing cupboard, doors to;

Property Details.

Bedroom One



4.44m x 4.08m (14' 7" x 13' 5") With window to front aspect with fitted shutters, radiator, built in wardrobes, door to;

En-Suite

With window to front with fitted shutters, towel rail, bathroom cabinetry, wash hand basin, enclosed cistern WC, walk in shower.

Bedroom Two



4.30m x 3.30m (14' 1" x 10' 10") With window to rear with fitted shutters, radiator, built in cupboard, door to;

En-Suite Two

With WC, wash hand basin, walk in shower, towel rail.

Bedroom Three

3.33m x 3.70m (10' 11" x 12' 2") With window to front

with fitted shutters, radiator, two built in wardrobes, loft acces.

Bedroom Four



3.41m x 2.80m (11' 2" x 9' 2") With window to rear with fitted shutters, radiator, two built in wardrobes.

Bathroom

With window to side with fitted shutters, towel rail, bath, walk in shower, wash hand basin.

Double Garage

6.02m x 6.19m (19' 9" x 20' 4") With electric door to front, door to side, power connected.

Storage Above Garage

5.97m x 3.46m (19' 7" x 11' 4") Excellent storage space. Access via external staircase.

Gardens

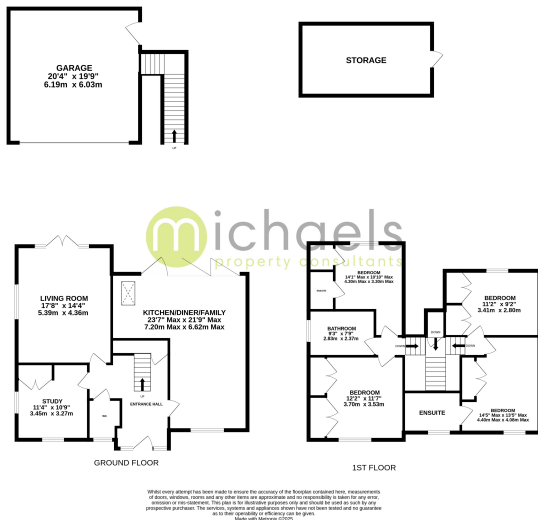
The sellers have meticulously landscaped the gardens with low maintenance in mind. The front garden is retained and privatised by fencing with steps leading to the front door. To the rear, there is a sizeable patio - which makes an ideal area for outdoor entertaining.

Parking

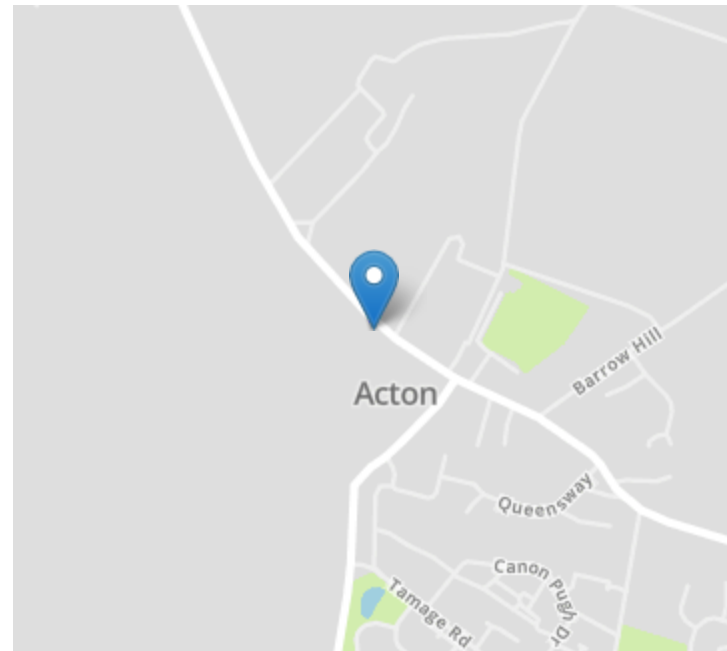
There is ample secure parking available for several cars.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.