



- Stunning Plot Of 1.5 Acres Within Sought After Village Of Acton
- Detached Residence Offering Lots Of Potential
- Planning Permission Granted To Erect A Further 1236 Sqft Dwelling
- Large Living Room, Dining Room And Kitchen
- Four Well Appointed Bedrooms
- Detached Garage Offering Further Potential For Conversion
- Triple Cart Lodge With Loft Space
- Expansive Driveway Offering Off Road Parking For Numerous Vehicles
- Opportunity To Create Your Dream Home

## Orchard End, High Street, Acton, Sudbury, Suffolk. CO10 0AJ.

A spacious four-bedroom detached family home set within approx. 1.5 acres (STS), with outstanding countryside views, extensive garaging, and planning permission granted for a further dwelling. Situated in the picturesque village of Acton, just a few miles from Sudbury.



# Property Details.

## Location

Acton is a charming rural village and civil parish in Suffolk, located about three miles north-east of the market town of Sudbury. Acton has a strong community feel, with a village hall, primary school, local shop / post office, wildlife reserve, allotments, and a variety of regular clubs and activities.

## Room Description

### Entrance Porch

With double glazed door to enter, double glazed window to side, door leading to;

### Hallway

With stairs rising to first floor, radiator, door to;

### WC

With double glazed window to front, WC and wash hand basin.

### Kitchen



13' 6" max x 10' 11" ( 4.11m max x 3.33m ) With double glazed window to rear and door to side, fitted kitchen with a range of matching wall and base units over areas of work surface, sink and drainer unit with one and a half bowl, door leading to;

## Dining Room

10' 1" x 10' 1" ( 3.07m x 3.07m ) With double glazed window to rear, radiator, double doors to;

## Living Room



25' 1" x 14' 8" ( 7.65m x 4.47m ) With double glazed window to front and double glazed double doors to garden, radiators, open fireplace.

## Landing

With double glazed window to front, access to large loft space, doors to;

## Bedroom One



14' 8" x 9' 11" ( 4.47m x 3.02m ) With double glazed window to rear overlooking garden, radiator.

# Property Details.

## Bedroom Two



14' 3" max x 10' 1" ( 4.34m max x 3.07m ) With double glazed window to front, built in wardrobes, radiator.

## Bedroom Three

10' 11" x 6' 11" ( 3.33m x 2.11m ) With double glazed window to rear, built in wardrobes, radiator.

## Bedroom Four

10' 3" into recess x 9' 11" ( 3.12m into recess x 3.02m ) With double window to rear, built in wardrobes, radiator.

## Bathroom

With double glazed window to front, WC, wash hand basin, bath and shower cubicle, radiator.

## Double Garage

17' 4" x 16' 6" ( 5.28m x 5.03m ) Two up and over doors. Boarded loft space with window to front aspect. Power and light connected. Shed to rear with power and light connected.

## Double Cartlodge

18' x 15' 3" ( 5.49m x 4.65m ) Boarded loft space with window to front aspect. Power and light connected.

## Single Cartlodge

18' x 11' 10" ( 5.49m x 3.61m ) Power and light connected. Door leading to double cartlodge.

## Shed

11' 10" x 10' 4" ( 3.61m x 3.15m ) Brick based timber shed. Three windows and double doors.

## Garden And Grounds



The gardens extend to approximately 1.5 acres (STS) and are accessed via double gates opening onto a substantial block-paved driveway, which continues through to the detached double garage. A separate shingled driveway leads to the cart-lodges, while the remainder of the grounds are predominantly laid to lawn.

The rear garden begins with a spacious patio terrace ideal for outdoor seating and entertaining, followed by an extensive lawn framed by mature trees and established shrubs. Beyond this lies the paddock, also laid mainly to lawn, offering both excellent privacy and attractive open views. An oil tank is situated discreetly within the grounds.

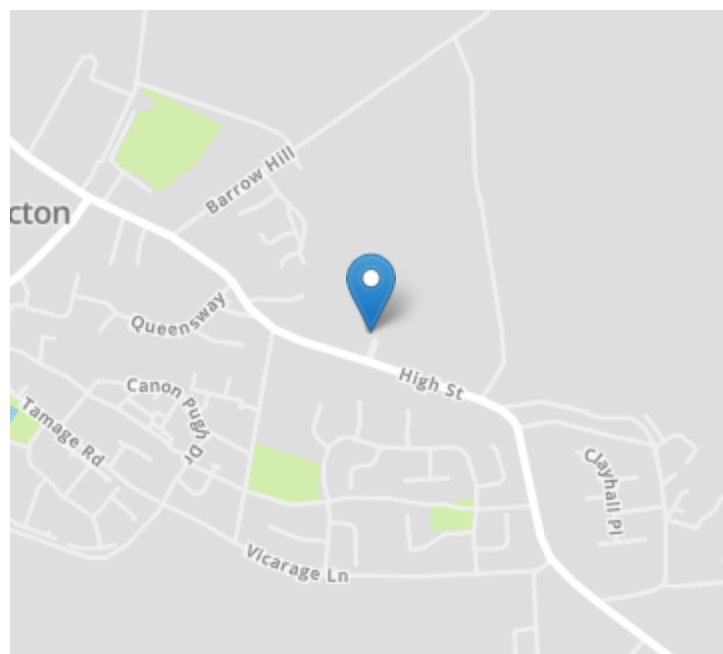
The property benefits from current planning permission for an additional detached dwelling (Planning Ref: DC/24/05476). The vendor also believes that the paddock may offer further development potential, subject to the necessary planning consents.

# 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.