



Rent £1,450 PCM

R1115, The Vicarage Melford Road, Acton, Sudbury, Suffolk, CO10 0BA

# R1115, The Vicarage Melford Road, Acton, Sudbury, Suffolk, CO10 0BA

A spacious four bedroom detached property situated in a secluded position close to the church within the village of Acton, near Sudbury. Garage, parking, garden and oil fired central heating.

## Location

The Vicarage is located in the village of Acton in the nearby market town of Sudbury which sits close to the River Stour on the Suffolk Essex border. The town boasts a wealth of pubs, coffee shops, wine bars, restaurants and takeaways and has many independent shops as well as the usual high street stores and supermarkets. Sudbury is also home to Gainsborough's House, with its collection of original paintings by world renowned artist, Thomas Gainsborough, and museum depicting the artist's life. Sudbury has a railway station with connections to London, Liverpool Street. Further afield and within 35 minutes drive, are the towns of Bury St Edmunds, Colchester and Ipswich.

## The Accommodation

### Ground Floor

Entering through UPVC front door into

### Entrance Lobby

With radiator, coat hooks and door through to

### Main Hallway

With stairs off to first floor, fitted coat cupboard, radiator and doors off to

### Cloakroom

Divided into two areas and fitted with low flush WC, pedestal wash basin, radiator and coat hooks.

### Study

12'5" x 11'5" (3.78 x 3.47)

South. Fitted with a range of shelving, two radiators, telephone socket and window overlooking the garden.

### Sitting Room

16'1" x 14'2" (max) (4.92m x 4.34m (max))

South. A light and spacious room with large window and glazed door leading out to the rear garden. Central brick surround open fireplace (display only) with wooden mantel. TV aerial socket and radiators. Double sliding doors lead through to

### Dining Room

12'6" x 11'5" (3.81 x 3.47)

South. A further good size room with large window overlooking the rear garden. Two radiators and door through to the kitchen.

A further door from the main hallway leads through to

### Kitchen

max (max)

North. Fitted with a good range of base and eye level kitchen units with formica roll top work surface over inset with a single bowl single drainer stainless steel sink. Space and wiring for electric cooker. Space for undercounter fridge. Space and plumbing for washing machine. Radiator. Doors off to Pantry fitted with a range of shelving and section of work surface with space and plumbing below for dishwasher.

### Utility Room

A useful area with rear entrance. Section of work surface with shelving and butler sink with cupboard below. Space and plumbing for washing machine. Glazed door leading out to rear garden and further door off to

### Side Lobby

With access to the garage and further door to the front of the property.

Stairs from the main hallway lead up to

### First Floor

#### Galleried Landing

Doors give access to a fitted hanging cupboard, walk-in storage room and walk-in airing cupboard fitted with shelving and fully lagged hot water tank. Further doors lead off to

#### Bedroom One

max (max)

South. A good size double bedroom with window overlooking the garden. Radiator and pedestal wash basin.

#### Bedroom Two

12'8" x 12'6" (3.86 x 3.81)

South. An excellent size double bedroom with large window overlooking the rear garden. Radiator and fitted hanging cupboard.

#### Bedroom Three

15'0" x 12'5" (4.57 x 3.78)

South. A further double bedroom with window overlooking the rear garden. Double panel radiator. Pedestal wash basin and fitted hanging cupboard.

#### Bedroom Four

11'3" x 10'3" (3.42 x 3.12)

East. A good size double or excellent size single bedroom with radiator and telephone socket.

### Bathroom

Fitted with low flush WC, pedestal wash basin and wooden panel bath with fully tiled recess and Triton electric shower. Radiator and heated towel rail. Shaver socket and extractor fan.

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

## Directions

Take Melford Road signposted to Acton travelling north from Sudbury on the A134 towards Bury St Edmunds. As you enter Acton you will see the Church on your left, proceed up the drive towards the Church and bear right at the top of the drive. For those using the What3Words app: [///skate.encourage.finders](#)

