

£425,000

Clay Hall Lane, Acton, Suffolk





## THE PROPERTY

This deceptively spacious and charming home offers versatile living with a well-considered layout. From the porch, a central hallway leads to all ground floor rooms and the staircase. The generously sized living room is filled with natural light from three windows and features a striking fireplace—ideal for relaxing or entertaining. A bright sun room adds a peaceful retreat, and the dining room could also serve as a ground floor bedroom, conveniently located next to a modern shower room with walk-in enclosure and stylish finishes.

The kitchen stands out with an array of shaker-style units, integrated appliances, wood-effect worktops, and dual-aspect windows. A door opens to a raised deck, perfect for alfresco dining.

Upstairs offers two well-proportioned bedrooms and a spacious family bathroom with a four-piece suite including a separate shower and bath.

Outside, the property sits behind double gates with a block-paved driveway, detached garage, and beautifully landscaped gardens. A timber garden room provides ideal space for a home office, studio, or summerhouse.

## THE LOCATION

Set in the Suffolk village of Acton, the home benefits from local amenities including a village shop with post office, primary school, The Crown Inn, and a vibrant Village Hall. Surrounded by scenic footpaths and countryside, it's perfect for outdoor enthusiasts.

Acton is just 4 miles from Sudbury, and close to Long Melford and Lavenham, known for historic charm and shopping. Bury St. Edmunds and Ipswich are within easy reach, offering extensive amenities and transport links. Acton blends rural peace with access to modern conveniences.

















Council & Council Tax Band – Babergh District Council - Band D

Tenure – Freehold

Broadband – Superfast broadband available, with download speeds of up to 80mbps and upload speeds of up to 20 mbps available. (Ofcom Data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Vodaphone & Three (Ofcom Data)

Utilities – Mains Drainage, Water, Electric, Gas Central Heating

Property Construction – Standard Brick Construction

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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