



**£365,000**

**Waldingfield Road, Acton**





## THE PROPERTY

Entering through the porch, you'll find a downstairs W/C with toilet and sink, leading into the main hallway which connects the principal ground floor rooms.

A separate reception room, currently used as a dressing room, could easily be adapted into a snug or study. The main living room is bright and spacious, enjoying plenty of natural light and garden views.

The dining room flows through to a well-equipped kitchen featuring a breakfast bar, generous worktop and cupboard space, and integrated appliances including hob, oven, extractor and inset sink. A utility room off the kitchen provides additional space for white goods and access to the rear garden.

Upstairs, the main bedroom includes a walk-in wardrobe and a stylish ensuite with shower, toilet, sink and storage. Bedrooms two and four benefit from built-in wardrobes. The family bathroom offers a bath with overhead shower, toilet, and vanity sink with storage.

Outside, the rear garden features a patio, lawn and a shed. A further outbuilding provides access to the garage, with driveway parking to the front.

## THE LOCATION

Set in the scenic Suffolk village of Acton, this property offers a blend of countryside charm and convenience. Acton hosts a well-regarded primary school, village hall, local shop with post office, and the popular Crown Inn pub.

For outdoor lovers, there are numerous footpaths and cycle routes. Nearby Sudbury (4 miles) provides a wide range of shops, schools, and leisure facilities. Historic Long Melford and Lavenham are also within easy reach, offering picturesque villages steeped in heritage.

Bury St Edmunds (15 miles) and Ipswich (20 miles) offer broader amenities, entertainment, and transport links—making Acton an ideal location for those seeking rural living with strong connections.





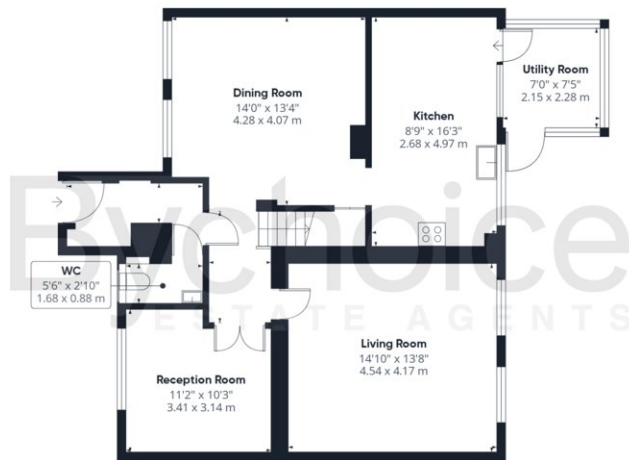




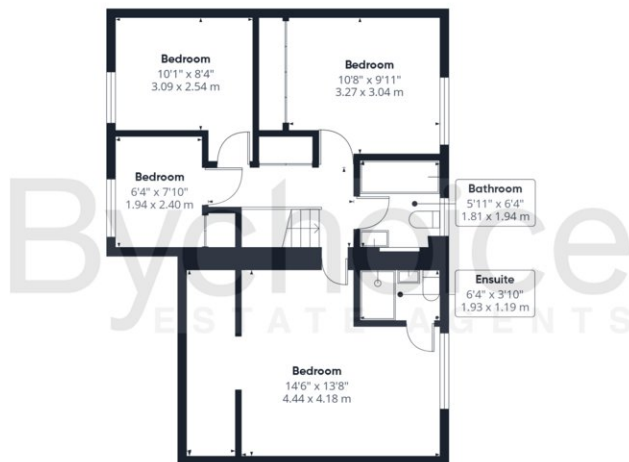








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

1417 ft<sup>2</sup>  
131.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Tenure – Freehold

Broadband – Ultrafast broadband available with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps available. (Ofcom data)

Mobile Coverage – Voice & Data available outside with EE, Three, O2 & Vodaphone. (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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