

oakheart



£450,000

Gotsfield Close, Acton



A substantial five bedroom detached family home situated on a quiet cul-de-sac in the ever popular and well serviced village of Acton. Positioned within walking distance of Acton CEVC Primary School, Village shop, public house and bus stop. Offering four well sized bedrooms, four reception rooms, a private rear garden and off street parking for several vehicles, this property is not one to be missed!

Upon approach this property offers a strikingly modern clad frontage sat behind a private lawned garden enclosed by Cherry Laurel hedging with a concrete driveway offering off street parking space. Entry is gained to a generous sweeping hallway finished with solid wood flooring. The living room offers generous natural light flow from a large window overlooking the front

aspect. Neighbouring the living room is the dining room, finished with wall panelling and a feature fireplace. The kitchen/ breakfast room offers a range of sleek grey shaker style units finished with wooden counter tops, tiled splash backs and flooring, inset sink with chrome mixer tap and spot lighting. The utility room provides further work surface space with plumbing for a washing machine and space for a dish washer. The shower room offers a stylish tiled finish comprising shower cubicle with rainforest head, low level WC and vanity unit. Concluding the ground floor are two further reception rooms offering versatile accommodation space, currently used as a games room and study/sixth bedroom. To the first floor this property offers five bedrooms, of which four allow space for double beds. The family bathroom is contemporary in style offering marble effect tiling complete with free standing bath tub, wall

hung WC and wash hand basin.

Externally this home enjoys a private rear garden that is mostly laid to lawn with a neatly paved area leading to a raised terrace, perfect for external seating and summer BBQs.

Call Oakheart today to book your viewing!

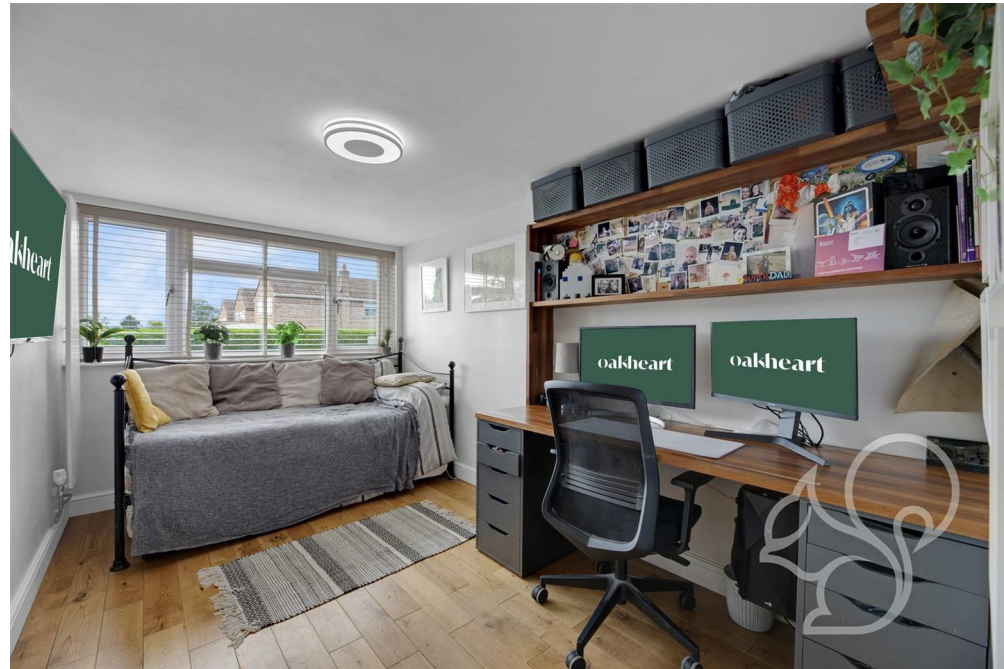




FAMILY  
RULES  
1. Dad calls the shots  
2. Mom does the housework  
3. BE HAPPY  
4. BE GRATEFUL  
5. DREAM BIG  
6. Enjoy our neighbor  
7. LAUGH OUT LOUD

THIS HOME  
HAS  
ENDLESS  
LOVE AND  
LAUNDRY







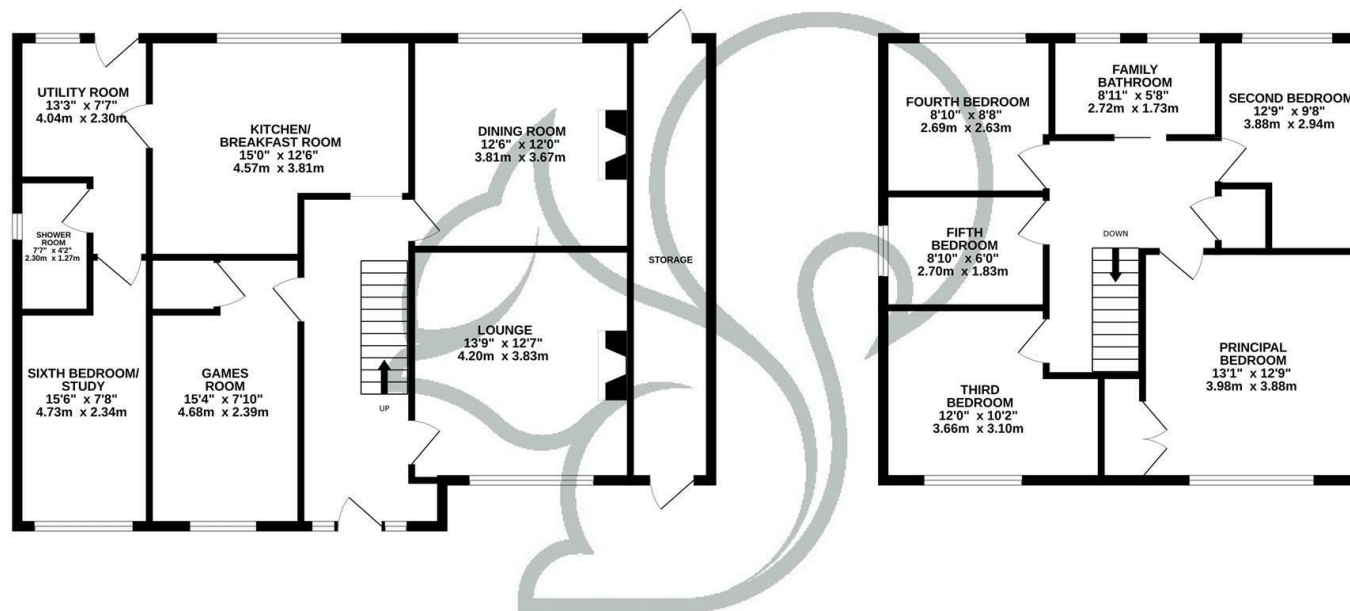
Local Authority:

Tenure:  
Freehold

Council Tax Band:

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Oakheart Sudbury  
01787 322 322  
sudbury@oakheartproperty.co.uk  
18a Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**