

oakheart



£550,000

Offers In The Region Of
Waldingfield Road, Acton

A beautifully presented three bedroom detached village house nestled in the quaint and well serviced Suffolk village of Acton sitting on a generous plot size amounting to 0.2 acres. This home is offered in turnkey condition finished with high quality fixtures and fittings throughout making for the perfect family home.

Upon approach this home sits behind a shingled driveway enclosed by neat hedging allowing off road parking for several vehicles. Entry is gained through a bespoke solid oak storm porch allowing access to the bright and welcoming entrance hall allowing generous space for coat and shoe storage with stairs raising to the first floor laid with

parquet flooring that flows through to the kitchen area. The kitchen offers a contemporary finish fit with a range of grey floor and wall mounted units complimented by solid stone work surfaces, central island/breakfast bar with induction hob and ceiling mounted extractor fan, integral eye level oven and inset stainless steel sink with chrome mixer tap. The kitchen leads to a dining/sitting area with french-style doors opening to the rear garden making for the ideal entertaining space. The utility room offers further work surface and cupboard space with door allowing side access. Concluding the ground floor are two further reception rooms, the study is positioned at the front of the property and lounge to the rear

enjoying views over the rear garden. To the first floor are three impressively sized bedrooms of which the principal suite enjoys its own dressing room and ensuite facilities comprising of a shower cubicle, low level WC and wash-hand basin. The family bathroom offers a partially tiled finish comprising of a P shaped bath with shower over the tub, low level WC and wash hand basin.

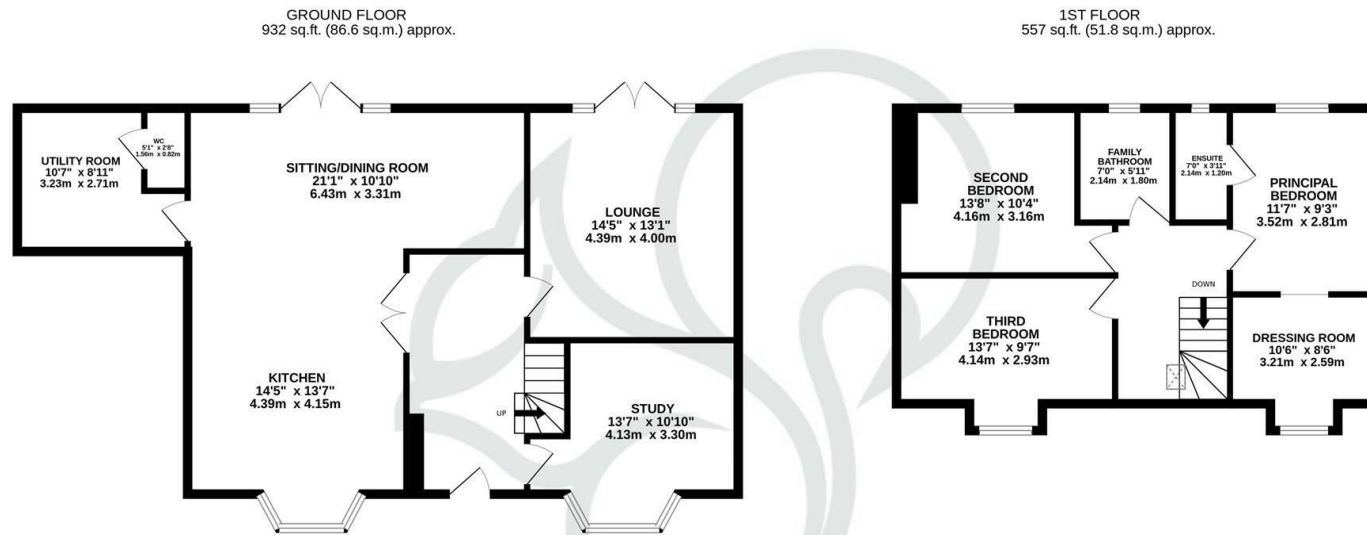
The private rear garden is generous in size enclosed by established conifers, mostly laid to lawn offering a variety of mature shrubs and plants with a paved seating terrace perfect for alfresco dining.











TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

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.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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