

oakheart



£315,000

Offers In The Region Of  
Ranulf Road, Acton



Occupying a pleasant position within a widely regarded development in the quaint Suffolk village of Acton is this nicely appointed and well presented three bedroom home. Allowing off street parking for two vehicles, two double bedrooms and a well landscaped rear garden, this property is not one to be missed.

Internally, the property is in turnkey condition throughout, having been updated by the current owners. The living room is a cosy area making for the central hub of this home. With views to the

landscaped rear garden, the kitchen/dining room is a wonderful space. The wood effect flooring compliments the gloss grey cupboards, located at wall and base level. Additionally, the kitchen benefits from a four ring gas hob, eye level oven, inset sink with drainage unit and space for white goods, such as dishwasher and fridge/freezer. The dining area is well sized and double french doors provide floods of natural light and access to the rear garden. Adjoining the kitchen/diner is the utility room and cloakroom, both tastefully finished.

To the first floor are three well proportioned bedrooms and family bathroom. The principal bedroom is a considerable size, boasting built in wardrobes and an ensuite. With a walk in shower, low level WC and hand wash basin, the ensuite is a great addition to the master bedroom. Bedroom two can easily be used as a generous double bedroom. The third bedroom is utilised by the owners as a dressing area; and would also make a handy home office. The family bathroom concludes the accommodation, comprising of; panelled bath, low level WC and hand wash basin.







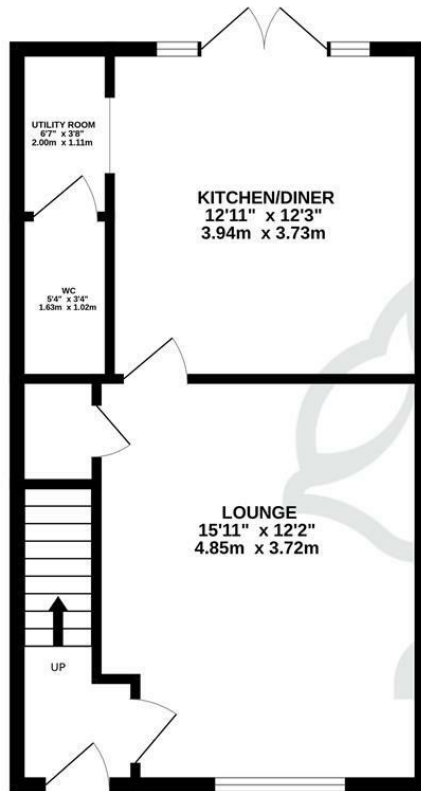




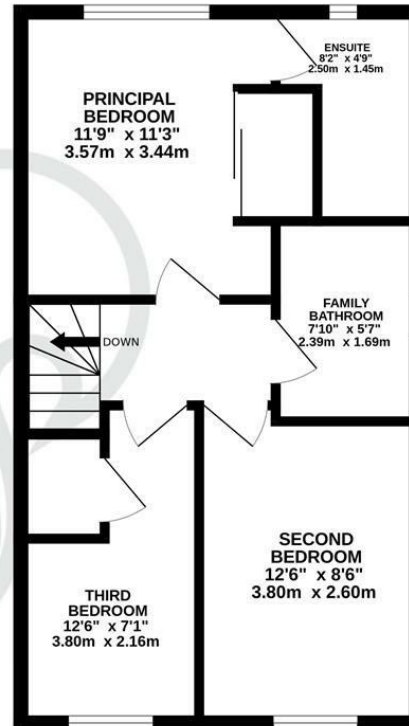




GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

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

**oakheart**