

oakheart

£265,000

Offers In Excess Of
Canon Pugh Drive, Acton

Located within a popular residential street in Acton, this well-presented three-bedroom terraced home offers bright, modern living with a generous garden and garage to the rear.

Set back from the road, the property enjoys a lawned front garden, creating a welcoming approach. Inside, a spacious entrance hall provides access to a handy downstairs WC and leads through to the main living space. The open-plan living and dining area is filled with natural light and provides plenty of space

for both relaxing and entertaining, with double doors opening directly onto the rear garden. Stairs rise from the living area to the first floor, maintaining a practical and flowing layout. The kitchen is finished in a contemporary style, with a good range of wall and base units, slate-effect work surfaces, and a ceramic sink with drainer. Integrated appliances include an oven and four-ring electric hob, creating a sleek and functional space. Upstairs, the property offers three well-proportioned bedrooms – two generous doubles and a comfortable single, ideal for a nursery or

home office. The family bathroom features stylish grey tiling and includes a panelled bath, low-level WC, and wash hand basin.

To the rear, the garden begins with a raised decked seating area, perfect for summer dining or relaxing outdoors. Beyond this is a lawned area, and a rear gate provides access to the garage and a private parking space.

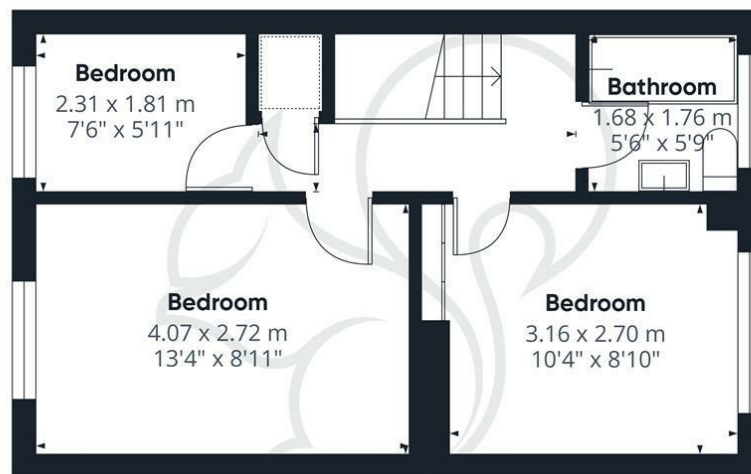
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Floor 1

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Approximate total area^m
67.5 m²
727 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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