

**oakheart**



£250,000

Offers In The Region Of  
Daniels Close, Acton

Situated within a quiet residential street in the well-served Suffolk village of Acton, this three bedroom terraced home offers well-proportioned accommodation, ideal for families, first-time buyers or those seeking a peaceful village setting.

The property opens into an entrance hall leading to a generous living room positioned centrally within the home, providing a comfortable and versatile reception space. The kitchen is located at the front of the property and offers practical workspace with

ample storage. To the rear, a bright sunroom extends the living accommodation and provides access to, and views over, the well-landscaped rear garden, creating an excellent additional reception or dining area. The first floor comprises three bedrooms, including two doubles and a further single bedroom, all served by a family bathroom.

Externally, the property benefits from a neatly maintained rear garden, ideal for entertaining and outdoor enjoyment. Additional

features include off-street parking and a garage, offering valuable storage and parking solutions.

Acton is a popular and well-connected village with a range of local amenities including schooling, shops and countryside walks, while remaining within easy reach of Sudbury and surrounding market towns.

Call Oakheart today to arrange your viewing!



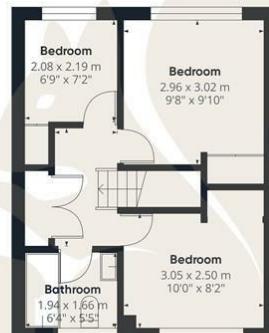








Ground Floor



Floor 1

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Local Authority:

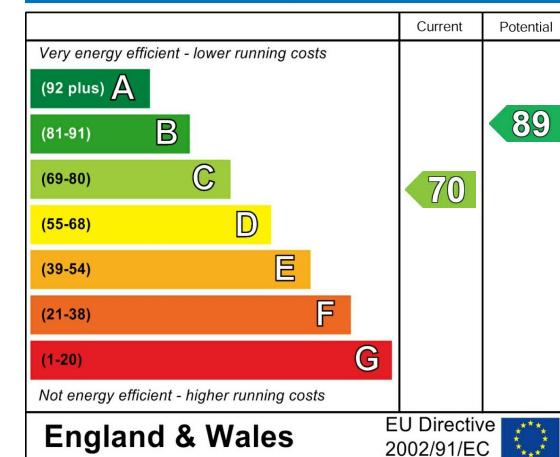
Tenure:  
Freehold

Council Tax Band:  
B

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

74.4 m<sup>2</sup>  
802 ft<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces

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

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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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