



Vicarage Lane, Acton, Sudbury CO10 0UH



welcome to

Vicarage Lane, Acton, Sudbury

NO ONWARD CHAIN Set within the highly regarded village of Acton is this well presented three bedroom home, offering spacious accommodation including a large lounge and kitchen/diner. The property is further enhanced with a ground floor cloakroom, garage and parking.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge

15' 1" x 13' 5" (4.60m x 4.09m)

Two double glazed windows to front aspect. Radiator. Double doors leading to:-

Kitchen / Diner

16' 8" x 8' 2" (5.08m x 2.49m)

Double glazed window to rear aspect and double glazed french doors leading to the garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer taps. Integral oven with hob and hood over. Space for washing machine. Integral dishwasher and fridge/freezer. Understairs cupboard housing central heating boiler. Radiator.

Landing

Double glazed window to side aspect. Storage cupboard.

Bedroom One

11' 1" x 10' 10" max (3.38m x 3.30m max)

Double glazed window to front aspect. Double built in wardrobe. Radiator.

Bedroom Two

10' 1" x 10' (3.07m x 3.05m)

Double glazed window to rear aspect. Double built in wardrobe. Radiator.

Bedroom Three

9' 8" x 6' 6" (2.95m x 1.98m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and P-shaped bath with mixer tap and shower over. Extractor fan, heated towel rail.

Front Garden

The front garden is predominantly laid to lawn with shrubs to borders. Summer house.

Rear Garden

The low maintenance block paved rear garden has beds to borders and a side gate leading to the rear allowing vehicular access and leading to parking. Door leading to garage.

Garage

17' 2" x 7' 10" (5.23m x 2.39m)

Power connected. Up and over doors.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Vicarage Lane, Acton, Sudbury

- Three bedrooms
- Front and rear gardens
- Garage and parking
- No onward chain
- Well presented throughout

Tenure: Freehold EPC Rating: C

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110265 - 0003

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