

Daniels Close, Acton, Sudbury CO10 0XA



welcome to

Daniels Close, Acton, Sudbury

Set in the popular village of Acton is this three bedroom home, offering a spacious lounge/diner, and enhanced with a really good sized rear garden, parking and a garage in block.













Entrance Porch

Double glazed door to front aspect. Storage area. Door leading to:-

Entrance Hall

Electric heater. Door leading to lounge and:-

Kitchen

10' x 8' 1" (3.05m x 2.46m) Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. space for appliances. Understairs storage area.

Lounge

16' 10" x 13' 3" max (5.13m x 4.04m max) Double glazed window to rear aspect and double glazed patio doors leading to garden. Two storage heaters, stairs rising to first floor.

Landing

Stairs rising from entrance hall. Airing cupboard, access to loft.

Bedroom One

10' x 9' 8" (3.05m x 2.95m) Double glazed window to rear aspect. Built in storage. Electric heater.

Bedroom Two

10' 2" x 8' 2" ($3.10m \times 2.49m$) Double glazed window to front aspect. Built in wardrobe. Electric heater.

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m) Double glazed window to rear aspect. Built in wardrobe.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over.

Front Garden

Parking space to front and garage in block.

Rear Garden

The low maintenance rear garden is mainly laid to paving with seating areas. Rear gate access.





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Daniels Close, Acton, Sudbury

- Three bedrooms
- Mid terraced home
- Garage in block
- Parking
- Cul-de-sac setting

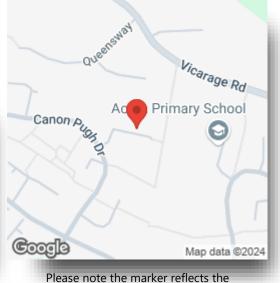
Tenure: Freehold EPC Rating: D

offers in excess of

£250,000







postcode not the actual property

The Property Ombudsman

Property Ref: SUD110325 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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