



**Jennens Way, Acton, Sudbury CO10 0UZ**

**welcome to**

## **Jennens Way, Acton, Sudbury**

\*NO ONWARD CHAIN\* Set in a quiet position with beautiful large gardens that could offer scope for extension (stp) is this two bedroom bungalow, benefitting from a spacious lounge and further enhanced with garage and parking.



**Entrance Hall**

Double glazed door to front aspect. Access to loft via ladder.

**Lounge**

14' 7" x 10' 3" ( 4.45m x 3.12m )

Double glazed french doors leading to conservatory. Radiator.

**Kitchen**

11' 1" x 10' 2" ( 3.38m x 3.10m )

Double glazed window to rear aspect and double glazed door leading to rear garden. Fitted kitchen with a range of matching wall and base units over area of work surface. Sink and drainer unit set into worktop. Integral oven and hob with extractor over, integral fridge/freezer. Space for appliances. Built in water softener. Radiator.

**Conservatory**

11' 4" max x 8' 1" ( 3.45m max x 2.46m )

Double glazed windows to three aspect and double glazed doors leading to garden. Radiator.

**Bedroom One**

15' 7" x 9' 1" ( 4.75m x 2.77m )

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

**Bedroom Two**

12' 2" into recess x 9' 2" ( 3.71m into recess x 2.79m )

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

**Shower Room**

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

**Exterior**

The property occupies a generous plot with two main garden areas. A large lawned area to the side of the property has a number of mature shrubs, and then the more formal garden area has seating areas and areas of shingle and a large potting shed. A gate leads to the parking area and a garage.

**Garage**

Up and over doors. Parking area to front.



***view this property online*** [williamhbrown.co.uk/Property/SUD110674](http://williamhbrown.co.uk/Property/SUD110674)



welcome to

## Jennens Way, Acton, Sudbury

- Two bedrooms
- Semi detached bungalow
- Quiet position
- Popular village
- Large front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£275,000**



view this property online [williamhbrown.co.uk/Property/SUD110674](http://williamhbrown.co.uk/Property/SUD110674)



Property Ref:  
SUD110674 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)