



Vicarage Lane, Acton, Sudbury CO10 0UQ

welcome to

Vicarage Lane, Acton, Sudbury

Set in a convenient yet extremely private setting is this three bedroom detached bungalow offering spacious and flexible accommodation. The property sits on a generous plot with beautiful gardens, and is enhanced with a garage and parking.



Entrance Porch

Double glazed entrance door. Double glazed window. Double glazed door leading to:-

Entrance Hall

Access to loft. Large cupboard, radiator.

Living Room

19' 6" x 12' 1" max (5.94m x 3.68m max)

Triple aspect double glazed windows including bay window overlooking front garden. Inset wood burner, radiator. Opening onto:-

Dining Room

10' 7" x 9' 5" (3.23m x 2.87m)

Double glazed window to side aspect. Radiator.

Kitchen

14' 3" x 9' 5" (4.34m x 2.87m)

Double glazed window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral double oven with inset hob and hood over. Space for appliances. Radiator. Door leading to:-

Utility Room

9' 5" x 5' 3" (2.87m x 1.60m)

Double glazed window and double glazed door leading to rear garden. Central heating boiler, plumbing for washing machine.

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Double aspect room. Double glazed window. Radiator.

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.95m)

Double glazed window overlooking the rear garden. Radiator.

Bedroom Three

13' 4" x 8' 10" + wardrobes (4.06m x 2.69m + wardrobes)

Double glazed window to rear aspect. Fitted wardrobes, radiator. This room is currently used as a home office.

Bathroom

Double glazed window. Suite comprising low level WC, vanity wash hand basin bath with mixer tap and walk in shower. Extractor fan, heated towel rail.

Front Garden

The front is accessed off a small lane through a front gate which opens onto a path that leads to the front door. The remainder is predominantly laid to lawn with mature shrubs and beds.

Rear Garden

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn with mature shrubs and beds. Gate to front and gate leading to rear parking area. Door leading to garage.

Garage

16' 11" x 9' (5.16m x 2.74m)

Parking in front of the garage. Power and lighting connected. Electric roller doors. a large single garage with space for a car and workshop space.



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welcome to

Vicarage Lane, Acton, Sudbury

- Garage and parking
- Three bedrooms
- Detached bungalow
- Beautiful gardens
- Quiet and private setting

Tenure: Freehold EPC Rating: D

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110471 - 0003

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