



Canon Pugh Drive, Acton, Sudbury CO10 0XQ

welcome to

Canon Pugh Drive, Acton, Sudbury

This spacious three bedroom detached home has been greatly improved by the current owners to offer well presented and flexible accommodation throughout, and is further enhanced with a private garden and ample off road parking.



Entrance Hall

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

Cloakroom

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

Lounge

19' 1" x 14' 11" max (5.82m x 4.55m max)
Large double glazed french doors leading to rear garden. Two vertical radiators. Fireplace with oak beam over.

Dining Room

11' 10" x 6' 10" (3.61m x 2.08m)
Double glazed bow window to front aspect overlooking the green. Understairs cupboard, radiator.

Breakfast Room

9' 7" x 9' 5" (2.92m x 2.87m)
Double glazed window to rear aspect. Two larger cupboards. Space for fridge/freezer. Vertical radiator. Door leading to rear lobby and opening onto:-

Kitchen

9' 5" x 8' 7" (2.87m x 2.62m)
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Inset double oven with inset hob and hood over. Integral dishwasher.

Rear Lobby

Double glazed door leading to garden. Large utility cupboard with oil central heating boiler. Plumbing for washing machine and space for tumble drier. Opening onto:-

Office / Playroom

11' 4" x 8' 5" (3.45m x 2.57m)
Double glazed window to front aspect. Radiator.

Landing

Double glazed window to front aspect. Access to loft.

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m)
Double glazed window to rear aspect. Double built in wardrobe. Radiator.

Bedroom Two

10' 9" max x 10' 3" (3.28m max x 3.12m)
Double glazed window to rear aspect. Double built in wardrobe. Radiator.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Currently being renovated with a brand new bathroom suite.

The driveway provides ample off road parking and the remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a large patio seating area, and the remainder is predominantly laid to lawn with beds to borders. Exterior power points. Side gate.

Front Garden



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welcome to

Canon Pugh Drive, Acton, Sudbury

- Detached house
- Spacious and flexible accommodation
- Three bedrooms
- Ample off road parking
- Popular village location

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110685 - 0007

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