



Clay Hall Lane, Acton, SUDBURY CO10 0AQ

welcome to

Clay Hall Lane, Acton, SUDBURY

Set in a quiet position within one of the areas highest regarded locations and occupying a generous plot with beautiful gardens, ample parking and double garage is this exceptionally well presented & modern three bedroom detached bungalow, offering spacious and flexible accommodation throughout.



Entrance Hall

Double glazed front door with double glazed side panels. Large airing cupboard and storage cupboard.

Bedroom One

12' 10" x 12' 7" (3.91m x 3.84m)

Double glazed sash window with fitted shutters to front aspect.

Ensuite Wet Room

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and walk in shower. Heated towel rail, extractor fan.

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed sash window with fitted shutters to rear aspect.

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed sash window with fitted shutters to side aspect. Fitted wardrobes.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, shower cubicle and bath with mixer taps. Heated towel rail, extractor fan.

Study

8' 8" x 6' 10" (2.64m x 2.08m)

Double glazed window to side aspect with fitted shutters. Fitted desk and book shelves.

Kitchen

14' 10" x 12' 6" (4.52m x 3.81m)

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink with one and a half bowl set into granite work top. Cupboard housing central heating boiler. Breakfast bar. Integral double oven with inset five ring gas hob and hood over. Integral fridge/freezer and integral dishwasher. Door leading to:-

Dining Room

11' 2" x 9' 6" (3.40m x 2.90m)

Double glazed french door with fitted shutters,

Lounge

18' 3" max x 12' 3" (5.56m max x 3.73m)

Double glazed french doors with fitted shutters overlooking the garden. Double glazed window with fitted shutters to side aspect. Gas fire with fitted storage to either side of breast.

Exterior

The property occupies a generous plot with ample gated parking leading to the detached garage set to the front. The majority of the rest of the garden is set to the rear with an area of lawn, wild pond and mature shrubs and beds. There are side gardens to both sides of the property with further shrubs and beds. Outside power points and lighting.

Detached Double Garage

19' x 18' 7" (5.79m x 5.66m)

Two up and over doors. Power and light connected.

Agent's Note

An electric awning covers the full rear of the property over the french doors from the lounge and dining room.

There is also underfloor heating throughout the property.



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Clay Hall Lane, Acton SUDBURY

- Three bedrooms
- Spacious lounge, dining room and study.
- Modern detached bungalow
- Extremely well presented
- En-suite to principal bedroom and family bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in the region of

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110960 - 0004

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