



Acton Lane, Sudbury CO10 1QW

welcome to

Acton Lane, Sudbury

NO ONWARD CHAIN Set in a quiet position and giving easy access to the town centre and train station is this three bedroom detached home, offering two reception rooms and further enhanced with a private garden, garage and off road parking.



Entrance Porch

Double glazed entrance door. Double glazed windows to two aspects. Door leading to:-

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

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

Lounge

18' 6" max x 8' 5" (5.64m max x 2.57m)
Double glazed box bay window to front aspect. Two radiators. Double doors leading to:-

Dining Room

9' 10" x 7' (3.00m x 2.13m)
Double glazed patio doors leading to garden. Serving hatch leading to kitchen. Radiator.

Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)
Double glazed window to rear aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Freestanding oven with hob and hood over. Space for appliances, radiator.

Landing

Airing cupboard, access to loft.

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)
Double glazed window to front aspect. Radiator.

Ensuite

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

Bedroom Two

9' 2" x 7' 4" (2.79m x 2.24m)
Double glazed window to rear aspect. Radiator,

Bedroom Three

9' 4" x 5' 8" (2.84m x 1.73m)
Double glazed window to rear aspect with views over the playing field. Radiator,

Bathroom

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

Front Garden

A driveway leads to the garage and the remainder is predominantly laid to shingle with mature shrubs.

Rear Garden

The rear garden commences with a patio seating area with the remainder being laid to a number of shingled areas, mature beds and shrubs. Door leading to garage.

Garage

16' 9" x 8' 9" (5.11m x 2.67m)
Up and over door. Power and light connected.



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welcome to

Acton Lane, Sudbury

- Three bedrooms
- Detached home
- No onward chain
- Garage and parking
- Private garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111023 - 0004

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