

oakheart

£240,000

Offers In The Region Of  
Cedar Walk, Acton



Nestled within a quiet residential setting in the highly regarded Suffolk village of Acton, this charming two-bedroom end-of-terrace home offers well-presented accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The ground floor is accessed via an entrance hall which leads through to a spacious living room, enjoying excellent natural light and providing ample space for both relaxing and entertaining. To the rear, the kitchen overlooks the garden and is fitted with a range of units, offering a

practical and functional layout.

The first floor hosts two bedrooms, including a generous principal bedroom, alongside a family bathroom fitted with a three-piece suite comprising of a p shaped bath with shower over the tub, low level WC and vanity unit.

Externally, the property enjoys a front garden laid predominantly to lawn, whilst the rear garden has been thoughtfully landscaped to create

an attractive and low-maintenance outdoor space, perfect for al fresco dining and entertaining during the warmer months. Further benefits include off-street parking to the rear and a garage, providing valuable storage and parking facilities.

Occupying a discreet position within this popular village location, the property enjoys convenient access to local amenities, schooling and transport links, whilst remaining within easy reach of Sudbury town centre. An early viewing is highly recommended.

Call Oakheart today to arrange your viewing!



















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**GLA<sup>m</sup>**

54.44 m<sup>2</sup>  
585.98 ft<sup>2</sup>

**Total**

54.44 m<sup>2</sup>  
585.98 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**GIRAFFE360**

Local Authority:

Tenure:

Freehold

Council Tax Band:

B

### Energy Efficiency Rating

|                                                    | Current                                                                                                         | Potential |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                                 |           |
| (92 plus) <b>A</b>                                 |                                                                                                                 |           |
| (81-91) <b>B</b>                                   |                                                                                                                 |           |
| (69-80) <b>C</b>                                   |                                                                                                                 |           |
| (55-68) <b>D</b>                                   |                                                                                                                 |           |
| (39-54) <b>E</b>                                   |                                                                                                                 |           |
| (21-38) <b>F</b>                                   |                                                                                                                 |           |
| (1-20) <b>G</b>                                    |                                                                                                                 |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                                 |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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