



Corn Close, Acton, Sudbury CO10 0WJ

welcome to

Corn Close, Acton, Sudbury

Set within a highly regarded modern development is this well presented two double bedroom semi detached home with spacious lounge and stunning kitchen/diner. This beautiful home is enhanced with a ground floor cloakroom and ample off road parking.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Lounge

Double glazed window to front aspect. Large understairs storage cupboard. Radiator. Door leading to:-

Kitchen / Diner

Double glazed french doors with double glazed side panels and windows to rear aspect. 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 oven with hob and extractor over. Integral dishwasher. space for fridge/freezer. Radiator. Opening onto:-

Utility Room

Central heating boiler. Plumbing for washing machine. Door leading to:-

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan. Radiator.

Landing

Access to loft. Large storage cupboard.

Bedroom One

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point. Extractor fan. Heated towel rail.

Bedroom Two

Two double glazed windows to front aspect. Large overstairs storage cupboard. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC wash hand basin and bath with mixer tap and shower over. Shaver point, extractor fan, heated towel rail.

Rear Garden

The rear garden commences with a patio seating terrace and the remainder is predominantly laid to lawn with raised beds. Gate to front aspect.





view this property online williamhbrown.co.uk/Property/SUD111438



welcome to

Corn Close, Acton, Sudbury

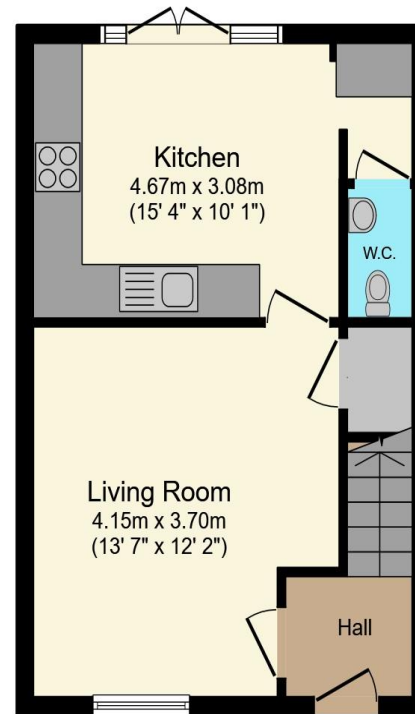
- Still covered by NHBC
- Two double bedrooms
- Ground floor cloakroom
- Stunning kitchen/diner
- Spacious lounge

Tenure: Freehold EPC Rating: B

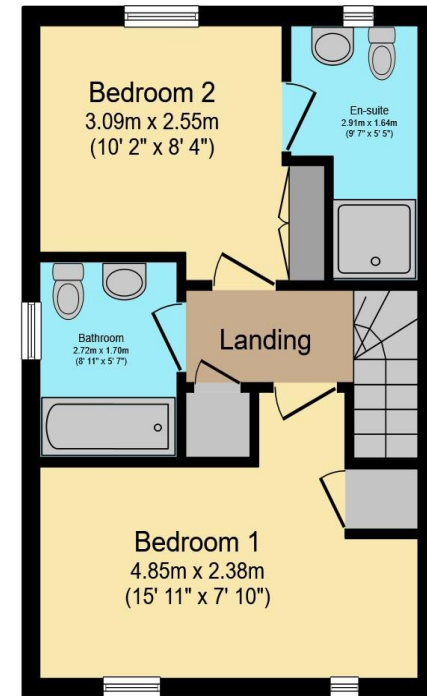
Council Tax Band: C

offers in excess of

£270,000



Ground Floor



First Floor

Total floor area 68.5 m² (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Powered by Focal

view this property online williamhbrown.co.uk/Property/SUD111438



Property Ref:
SUD111438 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk