

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.

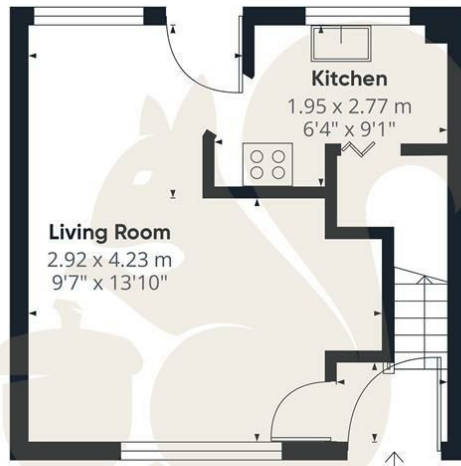
Call Oakheart today to arrange your viewing!



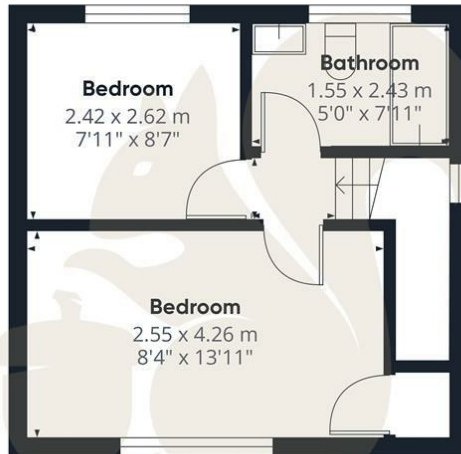








Ground Floor



Floor 1



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GLA^m
54.44 m²
585.98 ft²

Total
54.44 m²
585.98 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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