

oakheart



£275,000

Asking Price

Blythe Close, Acton

Occupying a pleasant position within a quiet and well-regarded residential street in the ever-popular Suffolk village of Acton, is this immaculately presented two-bedroom semi-detached home. Offering stylish and well-maintained accommodation throughout, together with a ground floor cloakroom and off-street parking for two vehicles, this is a home not to be missed.

Upon approach, the property is set behind a concrete driveway providing off-street parking for two vehicles. Entry is gained via an internal entrance hall with stairs rising to the first floor. The generously proportioned living room is situated to the front of the property, while the kitchen/diner is positioned to the

rear with direct access to the garden. The kitchen features a range of contemporary white base and wall-mounted units topped with stylish grey work surfaces, alongside an integral oven with four-ring induction hob, inset stainless steel sink and drainer with chrome mixer tap, and space for further appliances. A useful ground floor cloakroom completes the downstairs accommodation and comprises a low-level WC and wash hand basin.

On the first floor are two well-sized double bedrooms together with the family bathroom, which enjoys a partially tiled finish and comprises a panel-enclosed bath with shower over, low-level WC, and wash hand basin.

Externally, the west-facing rear garden commences with a paved seating terrace before extending to an area predominantly laid to lawn. To the rear of the garden is a timber shed providing useful external storage.

Acton remains a highly sought-after village thanks to its range of local amenities and convenient positioning close to both Long Melford and Sudbury.









Get

Wired





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**GLA<sup>TM</sup>**  
81.62 m<sup>2</sup>  
878.53 ft<sup>2</sup>

**Total**  
81.62 m<sup>2</sup>  
878.53 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 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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