

oakheart



£425,000

Price Guide

Gotsfield Close, Acton



\*£425,000 - £435,000\* Situated in a quiet and popular residential location within the well-regarded and well-served Suffolk village of Acton, this three-bedroom detached bungalow is offered to the market with no onward chain and presented in excellent, turn-key condition.

The accommodation is well laid out and begins with a bright, welcoming and generously sized entrance hall providing access to all principal rooms. The spacious living room is located to the front of the property enjoying plentiful natural light from a large, front facing window overlooking a green. The kitchen is generously proportioned featuring a range of sleek gloss white base and wall mounted units topped with stone effect work surfaces, blue tiled

splash backs, integral eye level oven and microwave, four ring induction hob and an inset ceramic sink and drainer unit complete with a chrome mixer tap. The kitchen furthers to a convenient boot room with access to the garage, and utility area. All three bedrooms are generous in size. The principal and second bedrooms both comfortably allow space to accommodate kingsize beds and feature integral wardrobe space. Concluding the internal accommodation is the shower room, comprising of a shower cubicle, low level WC and vanity unit.

A particular highlight of the home is its position with rear gated access backing onto Acton Nature Reserve and Wildflower Meadow, offering a pleasant

outlook and a sense of privacy.

Outside, the rear garden is thoughtfully arranged with a large paved seating area, perfect for outdoor dining, alongside a lawned section bordered by established shrubs. To the side of the property sits a greenhouse and garden shed with a further patio and seating area. To the front, a driveway provides off-road parking for two vehicles, and the property also benefits from a garage.

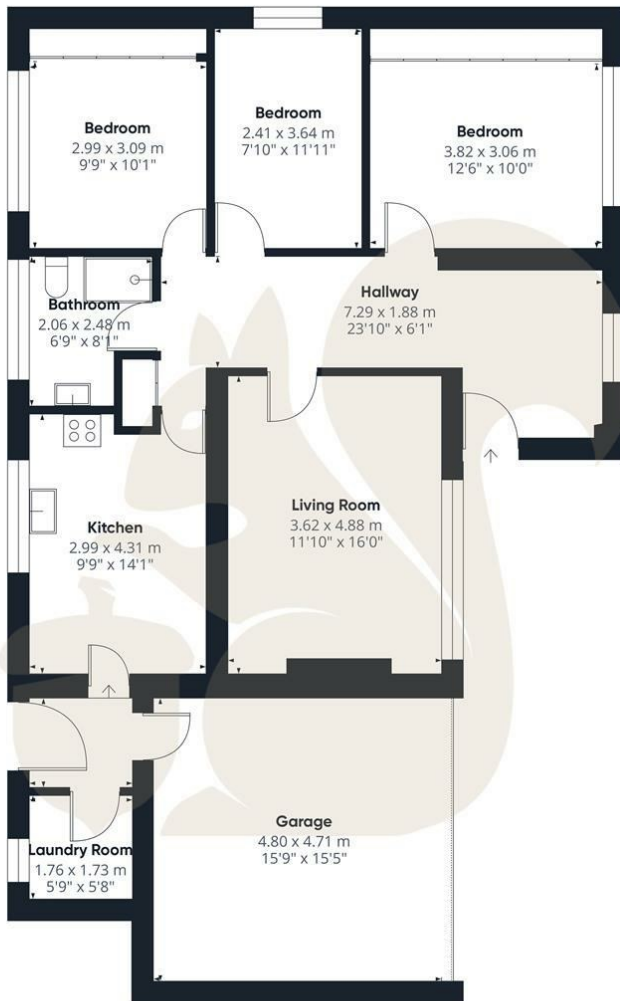
Further advantages include the property having been fully rewired, ensuring peace of mind for prospective purchasers.











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**GLA<sup>(1)</sup>**  
101.38 m<sup>2</sup>  
1091.23 ft<sup>2</sup>

**Unfinished<sup>(2)</sup>**  
22.73 m<sup>2</sup>  
244.61 ft<sup>2</sup>

(1) Finished, above grade

(2) Not suitable for year-round living  
(incl. garage, balcony, deck)

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:

D

### 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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