



Ranulf Road, Acton, Sudbury CO10 0WB

welcome to

Ranulf Road, Acton, Sudbury

Set within a popular modern development is this executive three bedroom & three en-suite detached home, offering well presented accommodation throughout, with the stunning open plan kitchen being a particular highlight, & is enhanced with ample parking, detached garage & landscaped garden.

The Property

Set within the popular and well serviced village and occupying an enviable position on the edge of a highly regarded modern development is this deceptively spacious three bedroom home. The ground floor layout offers stylish and well presented accommodation with the open plan kitchen and living space to the rear of the property creating a real hub to this home. To the front aspect there is a separate lounge and off the welcoming entrance hall you will find a cloakroom and utilities cupboard. The first floor landing leads to the three double bedrooms all with their own en-suites. The principal bedroom is a real highlight with a dressing area and four piece en-suite. To the rear of the property you will find the generous landscaped rear garden with two well positioned seating areas and to the front there is ample parking that leads to a detached garage.

Accommodation in brief comprises:

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Large utility cupboard with plumbing for washing machine and tumble dryer/under counter fridge.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge

Double glazed box bay window to front aspect. Radiator.

Kitchen / Living / Dining

The beautiful kitchen comprises: Double glazed

window to rear aspect and double glazed French doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of Quartz work surface. Stainless steel sink set into worktop. Integrated single oven and separate integrated Combi-microwave, oven and grill. Integral dishwasher. Integrated fridge/freezer. Harvey Water Softener and separate drinking water filter. Spacious dining and living area. Two radiators.

Landing

Double glazed window to side aspect. Access to loft. Doors leading to bedrooms. Large walk in cupboard.

Bedroom One

The principal bedroom has its own dressing area with fitted wardrobes and the main bedroom area has a double glazed window to front aspect and a radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin, bath and shower cubicle. Heated towel rail.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

Bedroom Three

Double glazed window to rear aspect. Fitted wardrobes professionally installed by Sharps Fitted Bedrooms. Radiator.





Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

Front Garden

A driveway leads to the detached garage.

Rear Garden

The landscaped garden commences with a patio seating area with a pathway leading to a further paved seating area. The remainder is predominantly laid to lawn with shrubs to borders. Side access gate.

Detached Garage

Up and over door. Power and light connected.

Outside

One exterior double socket power outlet in rear garden. Two outside taps, one in the rear garden and one on the front driveway. Exterior PIR security lights to front, side and rear of the property.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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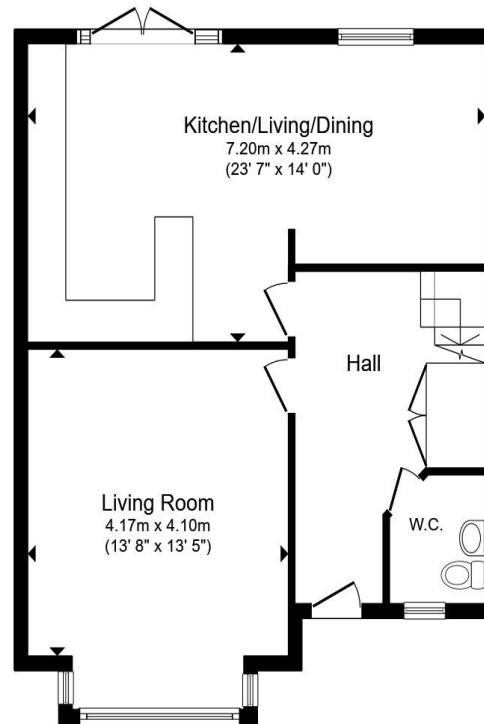
- No onward chain
- Three double bedrooms
- Three en-suites and ground floor cloakroom
- Stunning Open Plan Kitchen/Living/Dining
- Spacious lounge

Tenure: Freehold EPC Rating: B

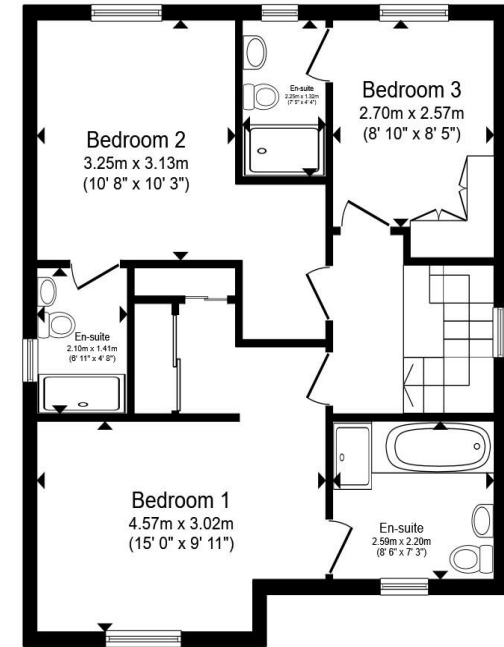
Council Tax Band: E

offers in excess of

£450,000



Ground Floor



First Floor

Total floor area 123.0 m² (1,324 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.propertybox.io


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Property Ref:
SUD111537 - 0005

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.

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