



Acton Lane, Sudbury CO10 1QW



welcome to

Acton Lane, Sudbury

NO ONWARD CHAIN Set in a quiet position and giving easy access to the town centre and train station is this three bedroom detached home, offering two reception rooms and further enhanced with a private garden, garage and off road parking.



Entrance Porch

Double glazed entrance door. Double glazed windows to two aspects. Door leading to:-

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

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

Lounge

18' 6" max x 8' 5" (5.64m max x 2.57m)
Double glazed box bay window to front aspect. Two radiators. Double doors leading to:-

Dining Room

9' 10" x 7' (3.00m x 2.13m)
Double glazed patio doors leading to garden. Serving hatch leading to kitchen. Radiator.

Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)
Double glazed window to rear aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Freestanding oven with hob and hood over. Space for appliances, radiator.

Landing

Airing cupboard, access to loft.

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)
Double glazed window to front aspect. Radiator.

Ensuite

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

Bedroom Two

9' 2" x 7' 4" (2.79m x 2.24m)
Double glazed window to rear aspect. Radiator,

Bedroom Three

9' 4" x 5' 8" (2.84m x 1.73m)
Double glazed window to rear aspect with views over the playing field. Radiator,

Bathroom

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

Front Garden

A driveway leads to the garage and the remainder is predominantly laid to shingle with mature shrubs.

Rear Garden

The rear garden commences with a patio seating area with the remainder being laid to a number of shingled areas, mature beds and shrubs. Door leading to garage.

Garage

16' 9" x 8' 9" (5.11m x 2.67m)
Up and over door. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD111023



welcome to

Acton Lane, Sudbury

- Three bedrooms
- Detached home
- No onward chain
- Garage and parking
- Private garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111023



Property Ref:
SUD111023 - 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