

## Summary

A three bedroom semi detached home situated on a quiet walkway in the highly sought after village of Acton. Benefiting from a converted garage, creating a fourth bedroom or outside office/gym, an L shaped lounge/diner, fitted kitchen, conservatory, bathroom and front and rear gardens.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Entrance door into entrance hall, doors off to WC, sitting/dining room and stairs ascending to first floor landing.

**SITTING/DINING ROOM 24' 1" x 13' 5" (7.34m x 4.09m)** Double glazed window to front aspect, opening into kitchen and doors into conservatory.

**KITCHEN 10' x 7' 9" (3.05m x 2.36m)** Double glazed window to rear, matching wall and base level units with work surfaces over, inset sink with drainer to side and mixer tap over, space for oven with extractor over, space for fridge/freezer, space and plumbing for dishwasher and washing machine.

**CONSERVATORY 10' x 10' (3.05m x 3.05m)** Double glazed conservatory enjoying views over the garden, with patio doors off to side aspect.

**WC** Low level wc, wash hand basin.

**LANDING** Doors off to bedrooms, bathroom and airing cupboard. Double glazed window to side aspect.

**BEDROOM ONE 11' 3" x 10' 11" (3.43m x 3.33m)** Double glazed window to front, fitted wardrobes.

**BEDROOM TWO 10' x 9' 10" (3.05m x 3m)** Double glazed window to rear, fitted wardrobes.

**BEDROOM THREE 8' 3" x 6' 4" (2.51m x 1.93m)** Double glazed window to front, door to over stair storage cupboard.

**BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m)** Double glazed window to side, panelled bath with shower attachment and shower screen over. Low level wc, wash hand basin and vanity unit.

**BEDROOM 4/OFFICE/GYM** The garage has been converted to a living space currently used as a fourth bedroom, the room is also ideal for home office working or a home gym.

**OUTSIDE** The front of the property is approached via a quiet walkway, with a path leading to the front door. The remainder of the garden is laid to shingle with established plants and shrubs, side gate leads to the rear garden.

The rear garden commences with a paved patio area with a wooden decking area ideal for entertaining, there is a further lawned area to the rear. Side door provides access to the converted garage with gates providing access out to the rear of the property. Enclosed by wood panel fencing.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 0UN

Viewings by appointment

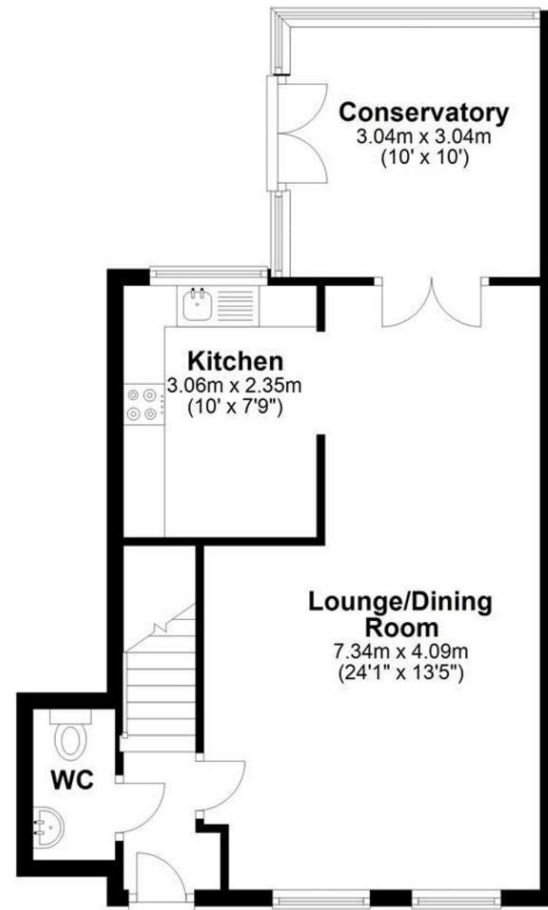
Bychoice Estate Agents

Tel: 01787 468400

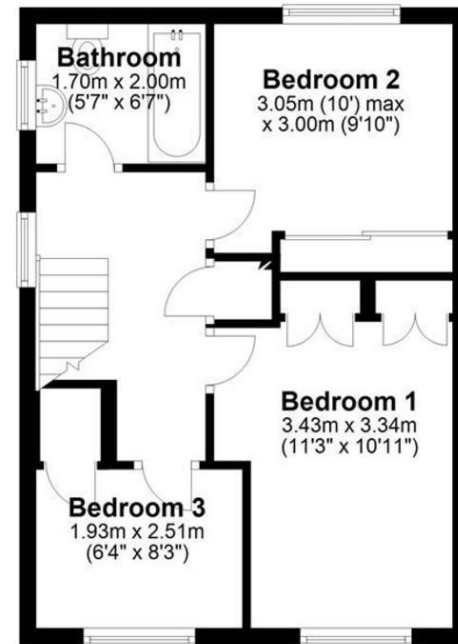




## Ground Floor



## First Floor



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Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
6 King Street, Sudbury, Suffolk, CO10 2EB  
Tel: 01787 468400  
Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <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>	
Not energy efficient - higher running costs	
50	81
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

## Cedar Walk | Acton | CO10 0UN

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**£315,000**

- Three Bedrooms
- Converted Garage Ideal For Fourth Bedroom/Office/Gym
- L Shaped Lounge/Diner
- Fitted Kitchen
- Bathroom
- Front & Rear Gardens
- Quiet Walkway Location