

## Summary

A two bedroom semi detached home located on a generous size plot with large front and rear gardens. Benefiting from two reception rooms, inset wood burner, modern fitted kitchen, utility room, ground floor w/c, ample off road parking, workshop, an array of sheds and greenhouses. Short walk to village amenities including a local shop, post office, primary school, and village pub.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed door to front aspect, double glazed door leading to garden and double glazed window to front aspect. Radiator. Access to boarded loft with ladder.

**UTILITY ROOM 9' 1" x 5' 2" ( 2.77m x 1.57m )** Double glazed windows to front and side aspects. Plumbing for washing machine, stainless steel sink and drainer unit with matching units. Radiator.

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

**INNER HALL** Radiator, stairs rising to first floor. Door to Sitting Room, Kitchen and Garden Room

**SITTING ROOM 21' 11" x 10' 5" ( 6.68m x 3.17m )** Double glazed window to front aspect and double glazed patio doors leading to front garden. Fireplace with inset wood burning stove. Two radiators.

**KITCHEN 12' 6" x 7' 9" ( 3.81m x 2.36m )** Double glazed window to rear aspect. Modern fitted kitchen with a range of matching high gloss wall and base units and drawers over areas of work surface. Stainless steel sink and drainer unit. Integral double oven with inset induction hob with hood over.

**GARDEN ROOM 16' 6" x 9' 9" ( 5.03m x 2.97m )** Double glazed windows to three aspects and double glazed french doors leading to garden. Three radiators. Spot lighting. Insulated Leka system roof, three radiators.

**LANDING** Double glazed window to rear aspect. Access to loft.

**BEDROOM ONE 16' 11" max x 10' 9" ( 5.16m max x 3.28m )** Double glazed window to front aspect. Radiator.

**BEDROOM TWO 10' 11" x 10' 7" max ( 3.33m x 3.23m max )** Double glazed window to front aspect. Radiator.

**BATHROOM** Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Cupboard housing boiler (installed in October 2020).

**OUTSIDE** Large gravel driveway providing ample off road parking with a five bar wooden gate allowing vehicular access to the rear garden, the remainder of the front garden is laid to lawn with hedgerow and picket fence to boarder. Outside tap and light.

The beautiful and sizeable rear garden is a fantastic highlight of the property and commences with a patio area with the remainder predominantly laid to lawn with mature shrubs and hedgerow to borders. A number of wood stores and covered storage to remain. Shed with power and light connected. External lights and outside tap. Large workshop to rear.

**INSULATED WORKSHOP 22' x 12' 2" ( 6.71m x 3.71m )** Doors leading to garden. Freestanding wood burner, a number of electrical points and lighting. Four double glazed windows.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Heating, Mains Drainage, Water, Electric

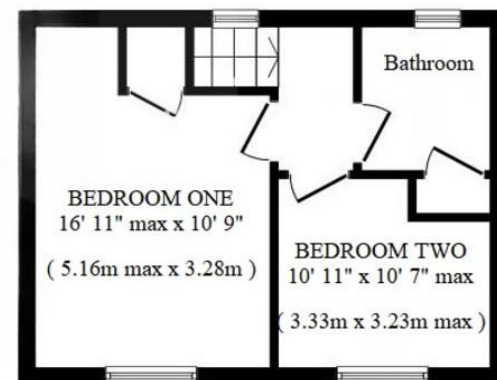
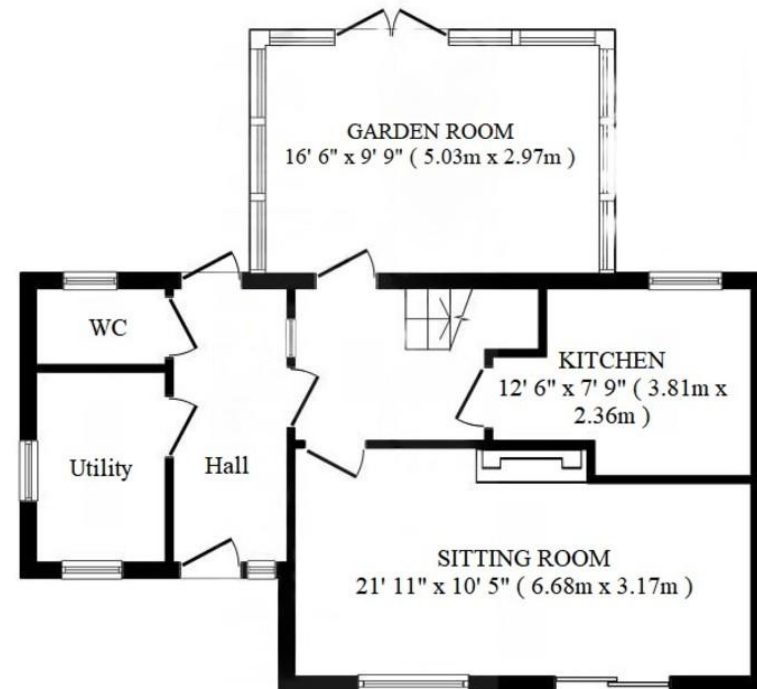
Post Code – CO10 0AW

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

## Queensway | Acton | CO10 0AW

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## Guide Price £325,000

- Two Bedrooms
- Two Receptions
- Woodburning Stove
- Modern Fitted Kitchen
- Utility Room
- Ground Floor W/C
- Generous Size Plot