

Description

Approximate Room Sizes

THE PROPERTY Welcome to this beautifully appointed family home with a delightful blend of modern convenience and timeless charm. Situated in a quiet residential neighbourhood, this property offers a comfortable and spacious living environment for you and your loved ones.

Upon entering, you are greeted by a generously proportioned entrance hall, setting the tone for the rest of the home. The hallway seamlessly flows into the recently renovated kitchen, featuring contemporary white gloss wall and base units that perfectly complement the working surfaces. The kitchen boasts an inset sink and provides ample space for essential appliances, including an oven, dishwasher, and a fridge freezer. An opening in the wall connects the kitchen to the dining room, making it easy to pass dishes through for convenient dining. A side door from the kitchen leads to a pathway that offers access to the rear garden and the front parking area.

On the ground floor, you'll also find a convenient WC, an integral garage, and a spacious dining room that overlooks the rear garden. The dining room connects to a well-appointed lounge, which is adorned with a charming fireplace featuring an inset stove. Large windows and patio doors in the lounge provide abundant natural light and lead to the garden.

Heading upstairs to the first floor, you'll discover four well-proportioned bedrooms. Three of these are comfortably-sized double bedrooms, while the fourth is a versatile single bedroom. The modern fitted bathroom features a bathtub with a shower over it, a close-coupled WC, and a

wash hand basin.

The property offers ample parking space in the front, making it convenient for your vehicles and guests. The south-facing rear garden is a true oasis, primarily laid to a lush, green lawn. A charming patio area with a pergola extends from the sitting room, providing a perfect spot for outdoor dining and relaxation. Mature flower beds border the garden, adding natural beauty, and wood panel fencing encloses the space, ensuring privacy and security.

In the garden, you'll find a brick-built shed housing the boiler, along with an oil tank discreetly located to the rear. This property is a family haven, offering both comfortable living spaces and a beautiful outdoor retreat. Don't miss the opportunity to make it your own.

THE LOCATION Nestled within the captivating landscapes of Suffolk, Acton is a village that embodies the quintessential English countryside experience. This tranquil hamlet boasts a rich history and a range of amenities, making it an inviting destination for residents.

In the heart of Acton stands St. Mary's Church, a testament to the village's historical roots. This medieval church is not only a place of worship but also a piece of architectural splendour, adorned with intricate stonework and captivating stained glass windows. For a taste of classic English pub culture, The Crown Inn offers a warm and welcoming atmosphere. Patrons can savour a variety of beverages and delectable pub fare, making it a popular gathering place for locals.

Acton's community spirit thrives within the Village Hall, a hub for events, classes, and social gatherings. It also provides a venue for private hire, promoting a sense of togetherness among residents. The village ensures the education of its young residents with Acton Primary School, providing a convenient and local option for families. Outdoors enthusiasts will appreciate Acton's green spaces and footpaths, perfect for leisurely walks, jogging, and immersion in the surrounding natural beauty. Cyclists will find the countryside ideal for exploration. The village also boasts a village shop where you can find all of your essentials and also has a post office located within it.

A short 4-mile drive to the southwest leads to Sudbury, a bustling market town known for its historic architecture, shopping opportunities, and leisure facilities. Regular bus services further facilitate access to Sudbury from Acton. Venture 7 miles south, and you'll arrive in Long Melford, famous for its picturesque high street, antique shops, and historic houses, offering a delightful day out within easy reach. Approximately 10 miles to the southeast lies Lavenham, a beautifully preserved medieval village renowned for its half-timbered houses. It's a popular destination for

tourists seeking a glimpse into England's rich history.

For a broader range of amenities, Bury St. Edmunds, located 15 miles to the northwest, beckons with its historic market town charm, shopping opportunities, entertainment options, and cultural attractions. Commuting to Bury St. Edmunds is convenient, whether by car or public transport. Ipswich, is approximately 20 miles from Acton. This larger town offers extensive services, shopping districts, and transportation options.

Acton embodies the idyllic English countryside lifestyle, offering a peaceful existence, historical charm, and a tight-knit community spirit. Its proximity to neighbouring towns provides a delightful balance between rural tranquillity and access to a wider array of amenities, making it an appealing choice for those seeking a well-rounded village experience.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains drainage, oil fired central heating, water & electric.

Post Code – CO10 0XL

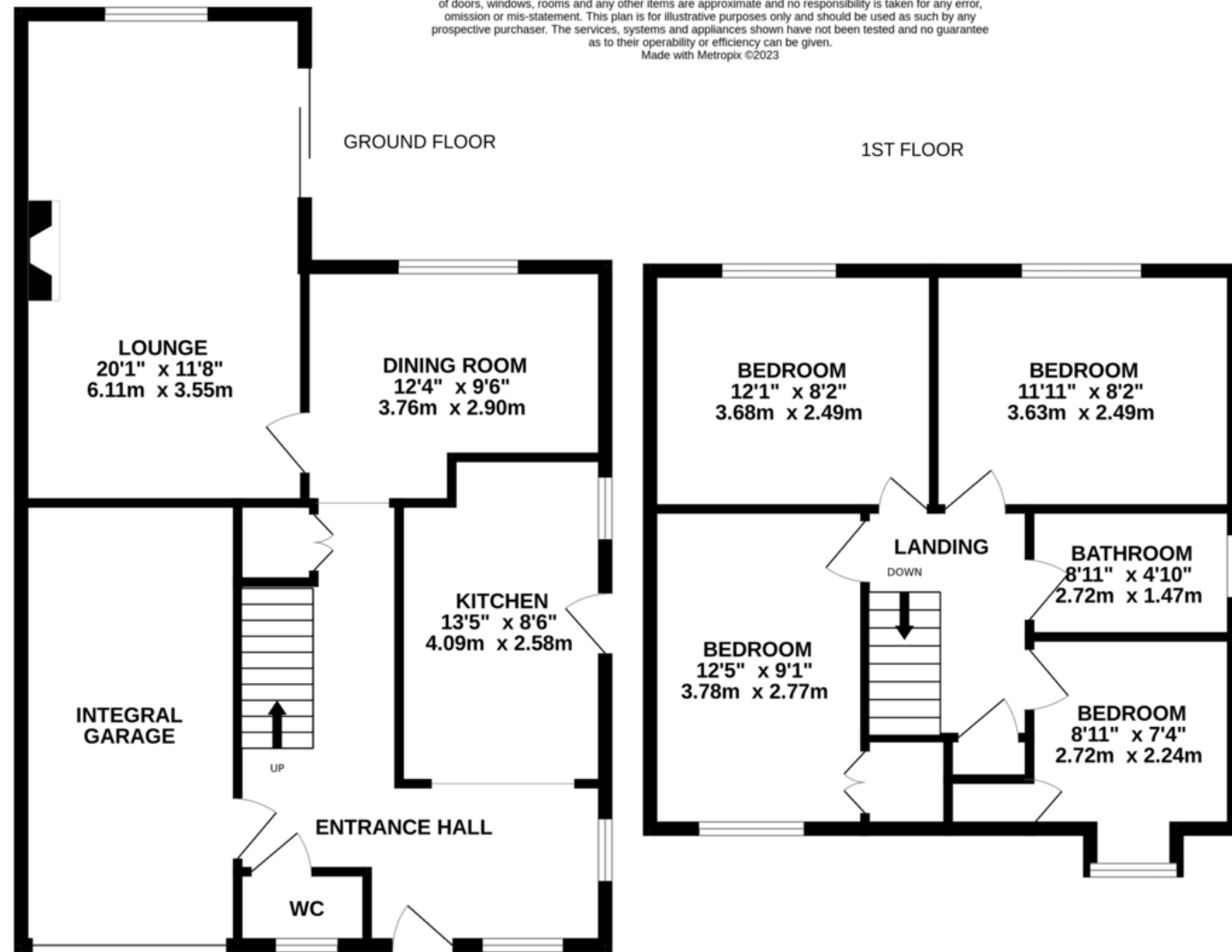
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		

Contact Details

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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

Browns Close | Acton | CO10 0XL

£375,000

A three bedroom link detached home located in the village of Acton. The property benefits from a spacious entrance hall, modern fitted kitchen, dining room, sitting room with fireplace, ground floor w/c and a modern family bathroom. The property also boasts a beautiful south facing garden, ample off road parking and a single garage.

- Four Bedrooms
- Modern Kitchen
- Dining Room
- Sitting Room With Fireplace
- Ground Floor W/C
- Modern Bathroom
- South Facing Garden