

## Summary

This lovely home features two reception rooms, a kitchen, and a W/C on the ground floor. Upstairs, you'll find two bedrooms and a modern bathroom. Additional benefits include off-road parking and a large rear garden. A perfect blend of comfort and convenience in a desirable location.

## Description

### Approximate Room Sizes

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

In the heart of Acton stands All Saints Church, a testament to the village's historical roots. 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 a couple of miles east, 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 5 miles to the north lies Lavenham, a beautifully preserved medieval village renowned for its 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 north, 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.

**THE PROPERTY** This spacious two-bedroom semi-detached house sits on a generous plot, offering excellent potential for extension (subject to the usual planning consents). The property features a welcoming entrance hall and stairs leading to the first floor.

The sizeable sitting-dining room, located at the front, benefits from double-glazed windows that overlook the well-maintained front garden. From the dining area, a door leads to the kitchen, which is equipped with a good range of wall and base units, an integrated oven, hob, and wall-mounted extractor fan. The kitchen also includes space for additional appliances, a convenient under-stairs cupboard, and a window offering views of the rear garden. Adjacent to the kitchen, the rear lobby provides access to the outside, a utility/cloakroom, and a study area with a glazed door overlooking the rear garden.

Upstairs, the landing provides access to the loft and doors leading to the generous bedrooms. The master bedroom features built-in cupboards. The shower room is fitted with a shower, w/c and wash hand basin and a built-in airing cupboard.

Externally, the front garden is generously sized, featuring a lawn, large driveway, flower beds, and boundary hedges and fences. A gate to one side provides access to the rear garden, which is a standout feature of the property. The rear garden is laid to lawn, with a path extending to the far end, a shed, and boundary fences and hedges.

This property offers a fantastic opportunity for those looking to create their ideal home with the added benefit of a substantial garden space.

### AGENTS NOTE

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with downloads speeds of up to 62 Mbps and upload speeds of up to 14 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

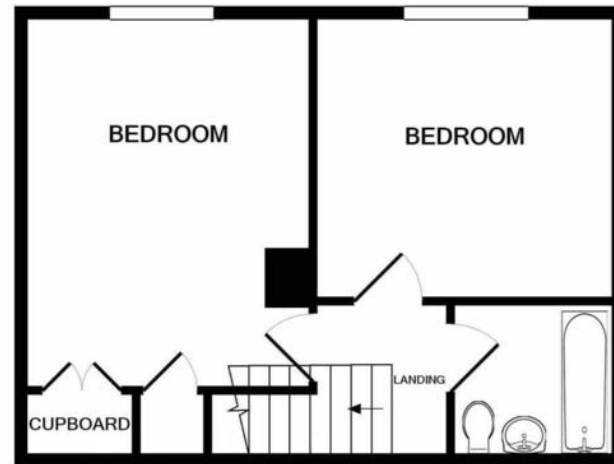
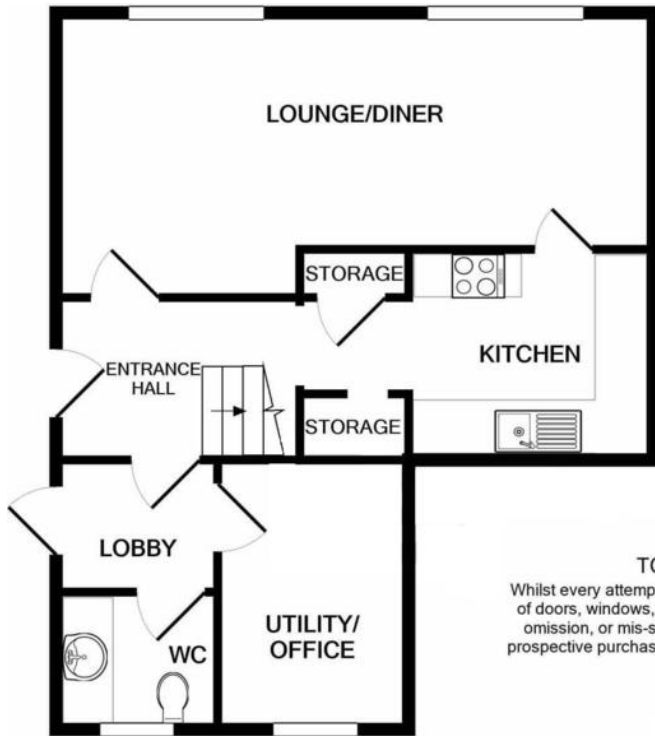
Post Code – CO10 0AW

Viewings by appointment

Bychoice Estate Agents

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TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86 B
69-80	C		
55-68	D	62 D	
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

### Queensway | Acton | CO10 0AW

£325,000

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- Two Reception Rooms
- Kitchen
- W/C On Ground Floor
- Two Bedrooms
- Modern Bathroom
- Off Road Parking
- Garden