

Description

Approximate Room Sizes

THE PROPERTY Step into this home through a double glazed entrance door, leading to a welcoming hall. The entrance hall includes a convenient storage cupboard and provides access to the kitchen and lounge.

The well-appointed kitchen features a double glazed window to the front and a range of wall and base units. The work surfaces incorporate a stainless steel sink with a mixer tap, an integrated electric oven with a 4-ring gas hob and extractor fan, and plumbing for a washing machine. There is also space for a fridge freezer, a wall-mounted boiler, a radiator, and part tiled walls.

The spacious lounge is perfect for relaxing and entertaining. It includes stairs ascending to the first floor and a radiator. The lounge seamlessly opens into the sun room, enhancing the living space.

Enjoy the additional living space in the bright sun room, featuring laminate flooring, a radiator, double glazed windows to the rear, and French doors that open to the rear garden.

The landing provides loft access and doors leading to the bedrooms and bathroom.

The generous master bedroom offers a double glazed window to the rear, a radiator, and a built-in wardrobe.

The second bedroom includes a double glazed window to the front, a radiator, and a built-in wardrobe.

The family bathroom is fitted with a double glazed window

to the front, a panelled bath, a low level WC, a wash hand basin with a cupboard underneath, and a radiator.

The rear garden starts with a patio area leading to a lawn, perfect for outdoor activities. There is a shed that remains with the property and a gate leading to the en-bloc garage.

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.

AGENTS NOTE Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with download speeds of up to 44 Mbps and upload speeds of up to 8 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 0XB

Viewings by appointment

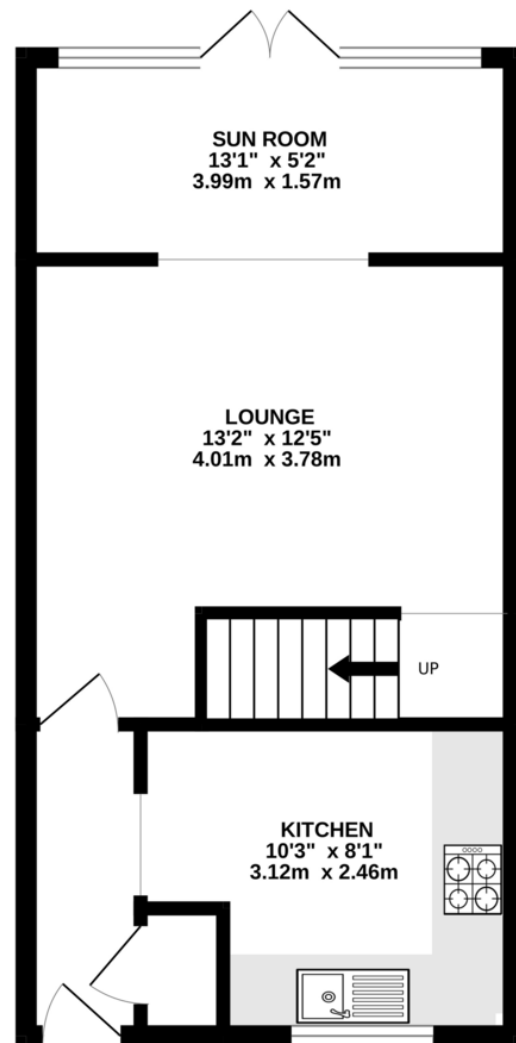
Bychoice Estate Agents

Tel: 01787 468400

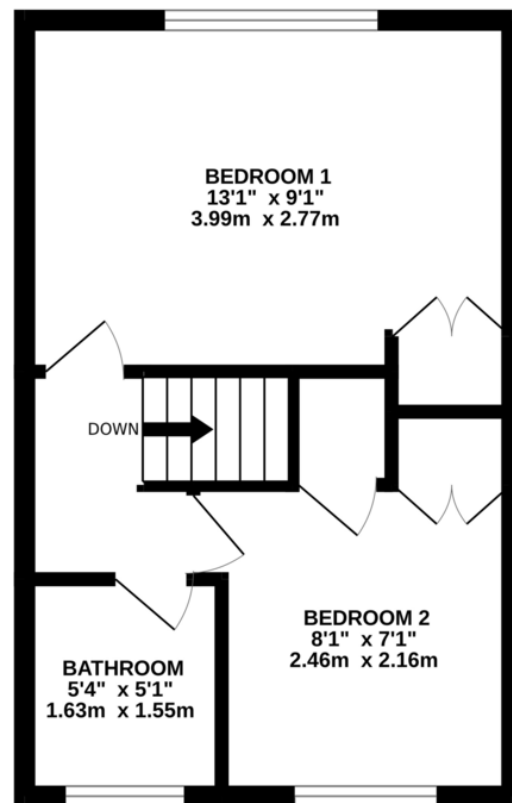


GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2024



If you would like to speak to one of our mortgage advisors call now – 01787 468400



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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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 are 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

Kedington Court | Acton | CO10 0XB

£210,000

NO ONWARD CHAIN. Two bedroom property in the popular village of Acton with garage and off road parking. The property boasts a modern fitted kitchen, lounge, sun room, double glazed windows through out, gas central heating and an enclosed rear garden.

- Mid Terraced House
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows