



£250,000

Acton Lane, Sudbury, Suffolk



THE PROPERTY

This well-appointed two-bedroom semi-detached home offers a comfortable layout with a range of practical features. On entry, the hallway provides access to a ground floor WC and a well-equipped kitchen, fitted with integrated oven, hob, extractor, and ample cupboard space, plus room for additional appliances.

The rear-facing sitting room is bright and inviting, opening into a conservatory that currently serves as a relaxed second lounge—ideal for entertaining or quiet afternoons.

Upstairs, the main bedroom is a spacious double with a rear-facing window. The second bedroom, also well-sized, includes a built-in wardrobe and is perfect as a guest room or home office. The family bathroom features a bath with shower over, pedestal basin, and WC. Additional storage is available in the landing cupboard and loft room.

Outside, the private rear garden includes a patio, lawn, shed, and side access, while the front provides off-road parking.

THE LOCATION

Situated in the vibrant market town of Sudbury, this home enjoys access to a wealth of local amenities. Regular Thursday and Saturday markets, a variety of shops, pubs, cafés, and restaurants offer everything from local produce to global cuisine.

Cultural highlights include Gainsborough's House, St Peter's Church, and the Quay Theatre. Outdoor lovers will enjoy scenic walks along the River Stour and ample green spaces. Families benefit from nearby schools and accessible healthcare.

Sudbury's train station offers direct links to London Liverpool Street, with strong bus and road connections to Long Melford, Bury St Edmunds, Colchester, and Ipswich—each rich in heritage, shopping, and leisure opportunities.

A practical and well-located home ideal for first-time buyers, downsizers, or investors.

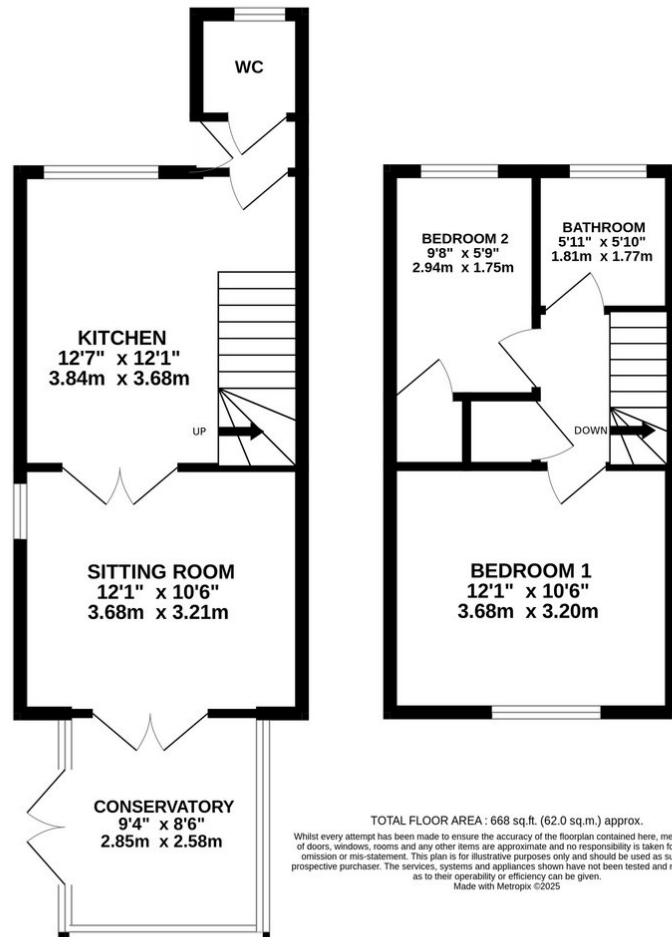






GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



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

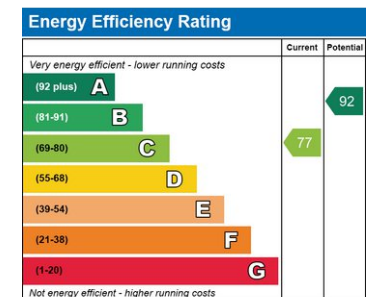
Tenure – Freehold

Broadband – Ultrafast broadband with
downloads speeds of up to 1800 Mbps and
upload speeds of up to 1000 Mbps (Ofcom
data)

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

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

Property Construction – Standard Timber
Frame



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS