

£350,000

Fernlea Newmans Green, Acton



THE PROPERTY

Offered with no onward chain, this three-bedroom home features an entrance hallway leading to a bright open-plan living/dining area and kitchen. The front-facing window brings in plenty of natural light, while the kitchen is well-equipped with base and wall units, worktops, an integrated oven, hob, extractor, and inset sink, plus space and plumbing for white goods.

The ground floor also includes a modern bathroom with a bath and overhead shower, inset sink with storage, WC, and heated towel rail. A second internal hallway leads to the generous rear garden, enhancing the home's practical flow.

Upstairs, the main bedroom benefits from its own ensuite with built-in storage, WC, and heated towel rail. Bedroom three features a built-in wardrobe, while bedroom two provides comfortable additional accommodation.

Outside, the property boasts a large private garden with a storage shed and rear access. Off-road parking is available at the front.

THE LOCATION

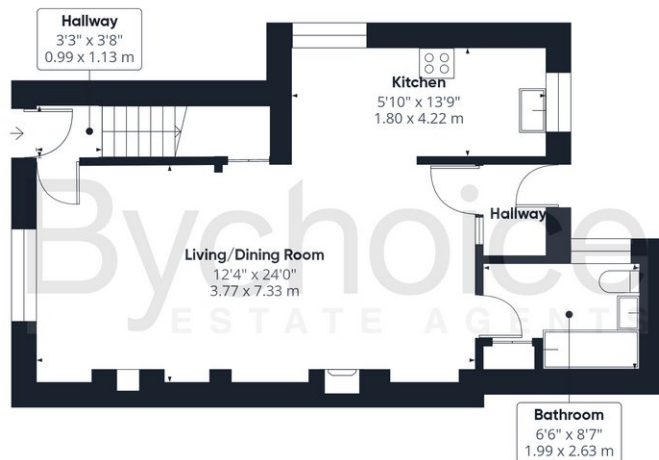
Set in the Suffolk village of Acton, this home offers a peaceful countryside lifestyle with excellent local amenities. Acton features All Saints Church, the friendly Crown Inn, a community-focused village hall, and Acton Primary School. The local shop with post office caters to daily essentials.

Scenic footpaths and green spaces are ideal for walkers and cyclists. Just 4 miles away, Sudbury offers shops, schools, and leisure facilities, with regular bus links. Also nearby are Long Melford and Lavenham, known for their charm and history. Bury St Edmunds and Ipswich, both within commuting distance, provide broader amenities.

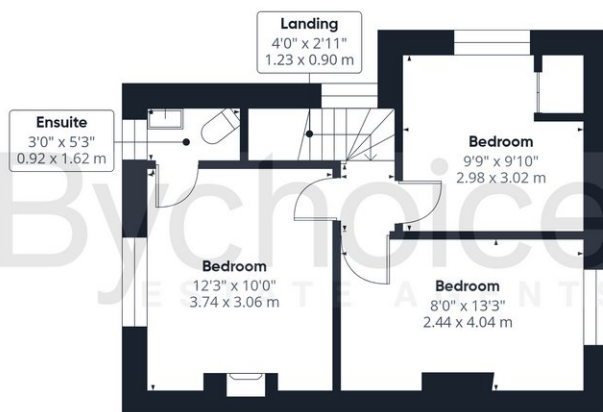








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

834 ft²
77.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Tenure – Freehold

Broadband – Superfast broadband available with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps available. (Ofcom data)

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

Utilities – Gas central heating, mains water and electric. We understand that both Fernlea and the adjoining property share a cess pit which is situated in the garden of the adjoining garden.

Property Construction – Brick Construction

Rights and Restrictions – Both properties have reciprocal rights of entry to repair, maintain, replace, and clean mains water, as well as to repair, maintain, and decorate buildings, fences, and boundary structures between them.

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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.

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