



Offers In Excess Of £450,000

Clay Hall Place, Acton



This spacious four-bedroom detached home in Acton extends to over 1,900 sq. ft. and provides stylish, versatile family living.

The ground floor features a welcoming hallway with cloakroom, a bright front-facing office, and a large open-plan kitchen/dining/living space with shaker-style units, central island, and French doors to the garden. A separate sitting room also enjoys direct access outside.

Upstairs, the main bedroom includes a dressing area, fitted wardrobes, and en suite shower room. Three further double bedrooms are served by a modern family bathroom.

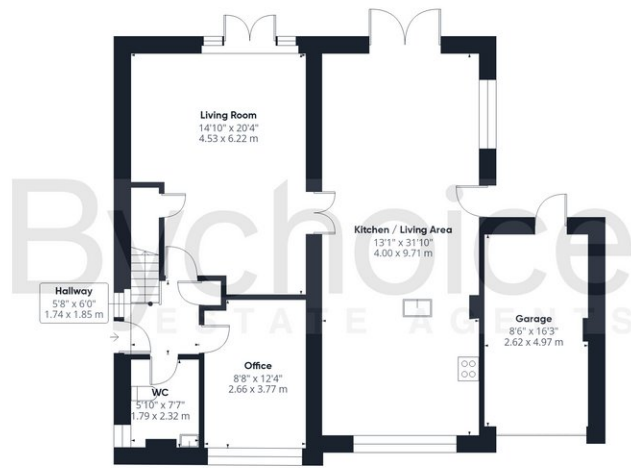
Outside, the property benefits from a large driveway, garage, EV charging point, and a generous rear garden with lawn, decked entertaining space, pergola, and a useful outbuilding.

Located in Acton, the home is close to Sudbury's amenities, schools, and countryside walks, combining village charm with convenience.

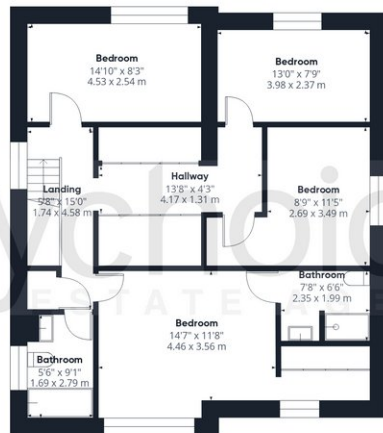








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1902 ft²
176.7 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.

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

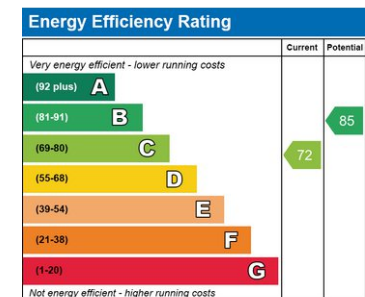
Tenure – Freehold

Broadband – Ultrafast broadband available with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps available. (Ofcom data)

Mobile Coverage – Mobile data available inside and outdoors with EE, Three, O2 & Vodafone. (Ofcom Data)

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

Property Construction – Standard Brick construction



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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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