



£475,000

Ranulf Road, Acton



THE PROPERTY

This exceptional four-bedroom detached home, formerly the show home for the development, enjoys a premium finish and a layout ideal for modern family living.

Set in a desirable position overlooking a greensward, the home offers a generous double driveway, 1.5-width garage, and high-spec interior throughout.

A spacious hallway with ceramic tiled flooring leads to a downstairs W/C and utility room with granite worktop, integrated AEG washing machine, and extra storage. Oak internal doors and stainless steel sockets add to the quality feel.

The living room benefits from a bay window to the front, while the open-plan kitchen/dining room forms the heart of the home, featuring granite worktops and integrated AEG appliances including double oven, hob, extractor, fridge freezer, and dishwasher. Clever additions such as a cantilever corner unit, deep drawers, and integrated bins enhance functionality. French doors lead to the private rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the main bedroom has fitted wardrobes and a stylish en suite with waterfall shower, wall-hung basin unit, and LED spotlights. Bedrooms two and three also feature fitted wardrobes. The family bathroom includes both a bath and separate shower, with a combination vanity unit. The property also boasts a mains-powered alarm system covering both the house and garage.

Outside, the private garden includes side access, outside tap, and mains lighting.

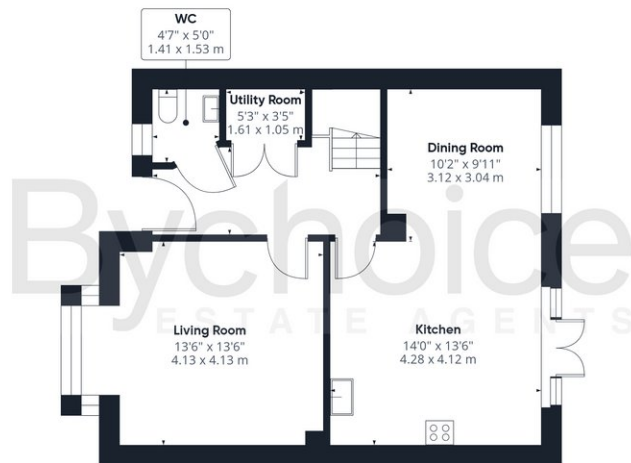
THE LOCATION

Set in the Suffolk village of Acton, the property enjoys a peaceful, well-connected setting with a local pub, school, village shop with post office, and scenic walking routes. Sudbury is just 4 miles away, while Long Melford, Lavenham, Bury St Edmunds, and Ipswich are all within easy reach, offering a wealth of amenities, shopping, and travel links.

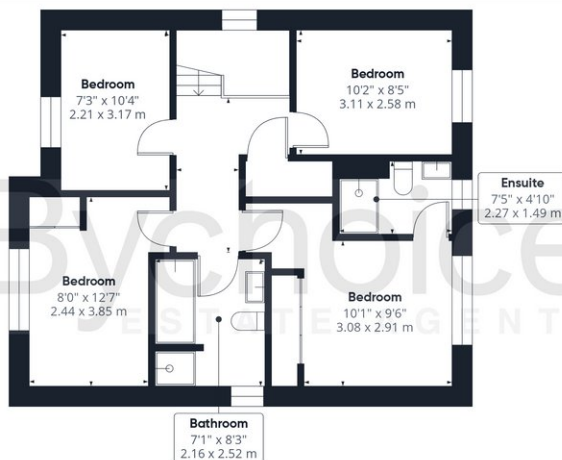








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1192 ft²

111 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 E

Tenure – Freehold

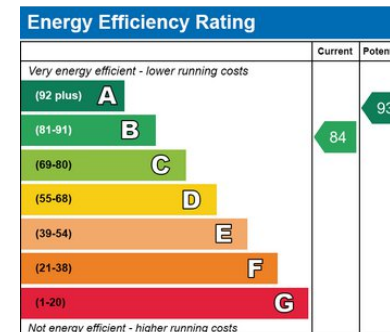
Broadband – Ultrafast broadband available with download speeds of up to 1800 Mbps and upload speeds of up to 900 Mbps available. (Ofcom data)

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

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

Property Construction – Standard Brick construction

Service Charge - £180 per annum



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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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