

Bychoice

ESTATE AGENTS



Rookery Farm Cottages, Acton

£1,300

Property Summary

A well-presented three-bedroom semi-detached home, newly decorated and located in the popular village of Acton. The property offers a bright living space, separate dining area, well-proportioned kitchen with utility room, and a downstairs WC. The property is also having new flooring installed throughout.

- Newly decorated
- Will have new flooring throughout
- 3 bedrooms
- Separate dining room
- Utility room
- Generous front & rear garden



THE PROPERTY

Welcome to this well-presented, newly decorated three-bedroom semi-detached home, located in the popular village of Acton and offering spacious, practical living throughout.

Upon entering, you are welcomed into a bright and versatile living space, ideal for both relaxing and everyday family life. The property also benefits from a separate dining area, providing a great space for entertaining or family meals. The kitchen is well-proportioned and is complemented by a separate utility room, offering additional convenience and workspace.

Upstairs, there are three good-sized bedrooms, all offering comfortable accommodation and flexibility for a range of uses. The home also benefits from a downstairs WC, as well as useful storage throughout, adding to its practicality.

New flooring is due to be installed throughout the property, further enhancing its fresh and well-maintained feel.

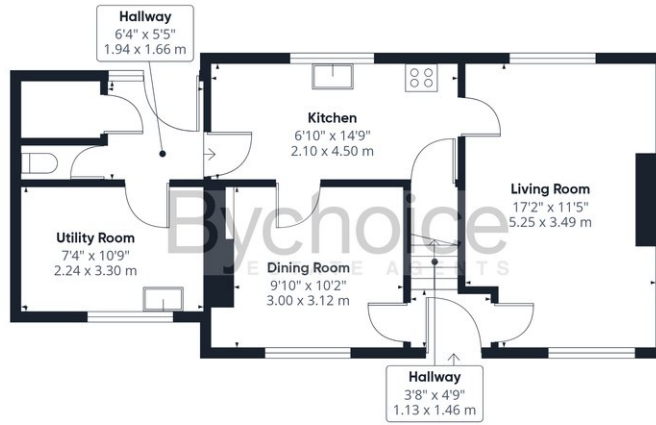
Externally, the property boasts generous front and rear gardens, providing excellent outdoor space for a variety of uses.

THE LOCATION

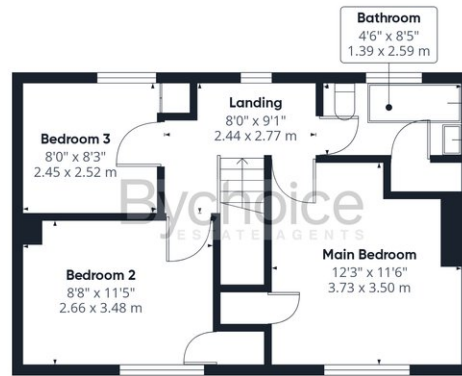
Situated just outside the sought-after village of Acton, this property enjoys a peaceful setting while still being within easy reach of nearby amenities.

Acton offers a village feel with a strong sense of community, while the nearby market town of Sudbury provides a wider range of shops, supermarkets, schools, and leisure facilities. The location also benefits from good access to surrounding areas, making it ideal for both work and day-to-day living.





Ground Floor



Floor 1



Approximate total area¹⁾
990 ft²
91.9 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band:

Local Authority: Babergh District Council

Post Code: CO10 0BJ

Viewings by appointment only

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