



**£325,000**

**Barrow Hill, Acton**



## THE PROPERTY

Offered with no onward chain, this two bedroom bungalow provides well laid out accommodation throughout. The entrance hall gives access to all principal rooms, creating a practical and easy flowing layout.

The living room is positioned to the front of the property and benefits from double doors opening to the garden, allowing plenty of natural light. The kitchen is located to the rear and offers a range of fitted units with worktops, integrated oven, hob and extractor fan, inset sink and direct access to the rear garden.

There are two bedrooms, with the main bedroom enjoying a large front facing window, while the second bedroom overlooks the rear garden and benefits from a useful storage cupboard. The bathroom is fitted with a bath and shower over, WC and pedestal wash hand basin.

Externally, the generous rear garden is mainly laid to lawn with a patio seating area ideal for outdoor dining and entertaining. To the front there is off road parking and access to the garage, which can also be reached from the side entrance.

## THE LOCATION

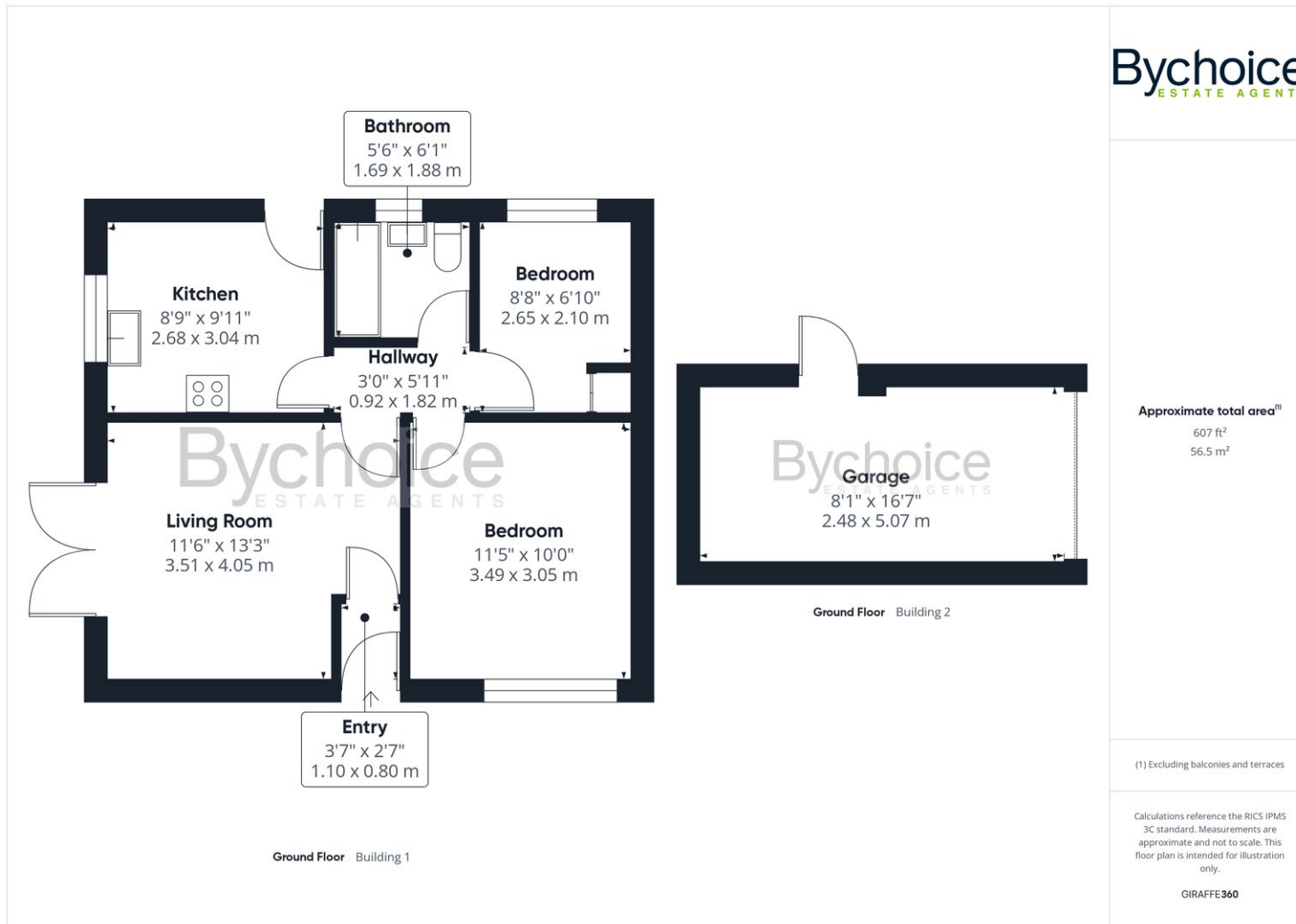
Acton is a well served Suffolk village offering a peaceful countryside setting with a strong community feel. Local amenities include a village shop with post office, primary school, village hall, All Saints Church and the popular Crown Inn public house. The surrounding countryside offers a variety of footpaths and green spaces ideal for walking and cycling.

Sudbury is approximately 4 miles away and provides a wider range of shops, leisure facilities and transport links. The nearby villages of Long Melford and Lavenham are renowned for their historic charm, while Bury St Edmunds and Ipswich are both within easy reach, offering extensive shopping, dining and entertainment facilities.









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

Tenure – Freehold

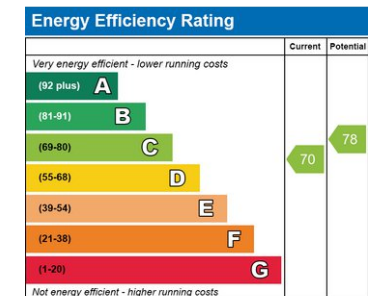
Broadband – Ultrafast broadband available with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps available. (Ofcom data)

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

Utilities – Gas central heating, mains drainage, water & electric

Property Construction – Brick construction with render

Rights and Restrictions – The property benefit's from pedestrian and vehicular access across neighboring driveway.



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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