



£310,000

Cedar Walk, Acton



THE PROPERTY

Welcome to this three-bedroom home situated in the well-served village of Acton. The property opens into an entrance hallway providing access to the first floor, downstairs W/C and main living accommodation.

The spacious reception room benefits from dual aspect windows to the front and rear, allowing plenty of natural light throughout. The open-plan layout offers ample space for both living and dining furniture, creating a practical setting for everyday living and entertaining.

Positioned to the rear, the kitchen provides a range of worktop and storage space alongside an inset sink and extractor fan. Leading from the rear is a bright sunroom surrounded by windows, with double doors opening onto the garden, making it an ideal additional seating area or garden room.

To the first floor are three bedrooms, all benefitting from integrated storage. The family bathroom comprises a bath with shower over, wash hand basin with storage and W/C.

Externally, the rear garden begins with a patio area and side access alongside the property. The remainder is mainly laid to lawn with a decked seating area to the rear, ideal for outdoor dining and entertaining. The garden also provides access to the garage and benefits from a rear gate leading to an additional parking space.

THE LOCATION

Acton is a popular Suffolk village offering a range of local amenities including a village shop with post office, primary school, village hall, church and public house. Surrounded by countryside, the area is ideal for walking and cycling whilst maintaining excellent access to nearby towns.

Sudbury is approximately 4 miles away and offers a wide range of shopping, leisure and transport links. Long Melford and Lavenham are both within easy reach, renowned for their historic charm, whilst Bury St Edmunds and Ipswich provide further amenities and commuter connections.









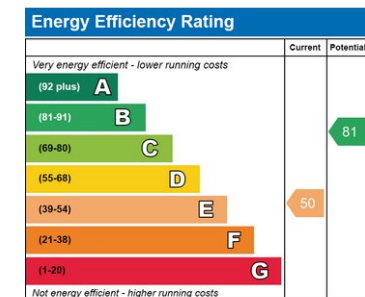
Council & Council Tax Band – Babergh District Council - Band B

Broadband – Ultrafast broadband available. 1000 Mbps download speed & 1000 Mbps upload speed. (Ofcom Data)

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

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

Property Construction – 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.

Bychoice
ESTATE AGENTS