



£280,000

Ranulf Road, Acton



## THE PROPERTY

Offered with no onward chain, this well-presented two-bedroom semi-detached home in the popular village of Acton provides comfortable and practical accommodation, making it an ideal first-time purchase, investment, or downsizing opportunity.

The entrance hall leads to the first-floor accommodation and into the bright living room, positioned at the front of the property and benefiting from a useful understairs storage cupboard. To the rear, the open-plan kitchen/dining room is flooded with natural light from a rear-facing window and French doors opening onto the garden. The kitchen is fitted with a range of units and integrated appliances including an oven, hob, extractor fan, dishwasher and inset sink. A convenient ground-floor cloakroom with WC and wash hand basin completes the downstairs accommodation.

Upstairs, both bedrooms feature built-in storage. The principal bedroom benefits from an en-suite shower room comprising a shower cubicle, WC, wash hand basin and heated towel rail. The family bathroom serves the remaining accommodation and is fitted with a bath, pedestal wash hand basin and WC.

Outside, the property enjoys a generous rear garden with a patio seating area, garden shed and side access to the front, where off-road parking is provided.

## THE LOCATION

Acton is a highly regarded Suffolk village offering an attractive blend of countryside living and everyday convenience. Local amenities include a village shop with post office, primary school, village hall, historic church and traditional pub, all contributing to the village's strong sense of community.

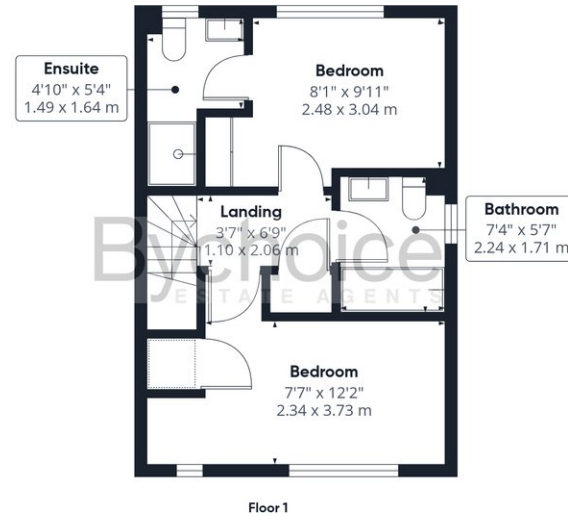
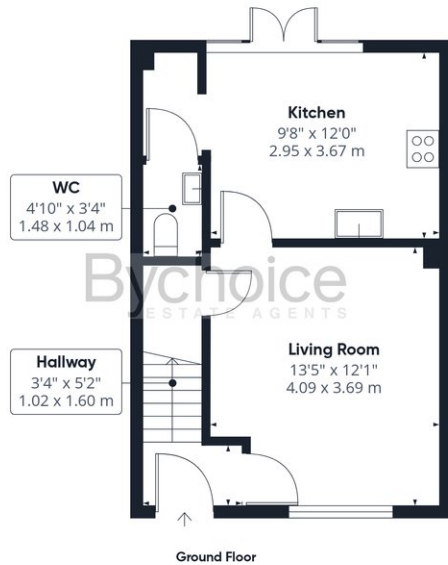
Surrounded by picturesque countryside, Acton provides excellent opportunities for walking, cycling and outdoor recreation. The nearby market town of Sudbury, approximately four miles away, offers a wider range of shopping, dining, leisure facilities and transport links. The charming villages of Long Melford and Lavenham are also within easy reach, renowned for their historic architecture, independent shops and popular visitor attractions.

For those requiring access to larger centres, Bury St Edmunds and Ipswich are both within comfortable driving distance, providing extensive amenities, employment opportunities and rail connections. Combining rural tranquillity with excellent access to surrounding towns, Acton remains a sought-after location for buyers seeking a well-connected village lifestyle.









Approximate total area<sup>(1)</sup>  
673 ft<sup>2</sup>  
62.5 m<sup>2</sup>

(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 C

Tenure – Freehold

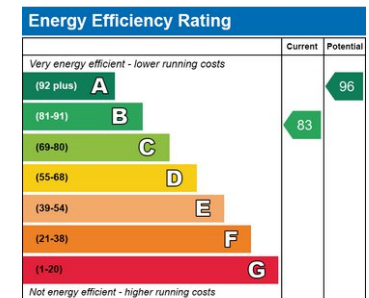
Service Charge - TBC

Broadband – (Provide broadband speed, type of connection, and available providers, e.g., fibre optic)

Mobile Coverage – Ultrafast broadband available with download speeds of up to 1800 Mbps and upload speeds of up to 900 Mbps available. (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.