

Bychoice
ESTATE AGENTS

£2,500

Clayhall Court, Acton







THE PROPERTY

Situated in the heart of this highly sought-after village, this beautifully presented modern home offers spacious and versatile accommodation finished to an exceptional standard throughout.

Upon entering through the front door, you are welcomed into a bright and inviting entrance hallway, providing access to the principal ground floor rooms, including the formal dining room, comfortable living room, downstairs WC, and a useful understairs storage cupboard. The hallway leads through to the open-plan kitchen and family room, which forms the heart of the home. Finished with high-quality fitted units, composite worktops with matching upstands, porcelain floor tiles, underfloor heating, and French doors opening onto the rear garden, this superb space is ideal for both everyday family living and entertaining. A separate utility room provides additional practicality, while a versatile playroom/study offers the perfect space for home working, children's activities, or a snug.

Stairs rise to the first-floor landing, where there is a useful storage cupboard and access to all four bedrooms and the family bathroom. The generous principal bedroom benefits from its own contemporary en-suite shower room, complete with a walk-in shower enclosure, wall-mounted wash hand basin with vanity storage, concealed WC, and fully tiled walls and flooring.

The remaining bedrooms are well-proportioned and serviced by a stylish family bathroom, fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass screen, wall-mounted wash hand basin with vanity unit beneath, concealed WC, and contemporary tiling throughout.

Outside, the property continues to impress, offering ample off-road parking to the front together with a detached double garage. The rear garden provides an excellent space for outdoor dining, entertaining, and family enjoyment.

Combining spacious accommodation, high-specification finishes, and a desirable village location, this superb family home offers a wonderful opportunity for buyers seeking both comfort and convenience.















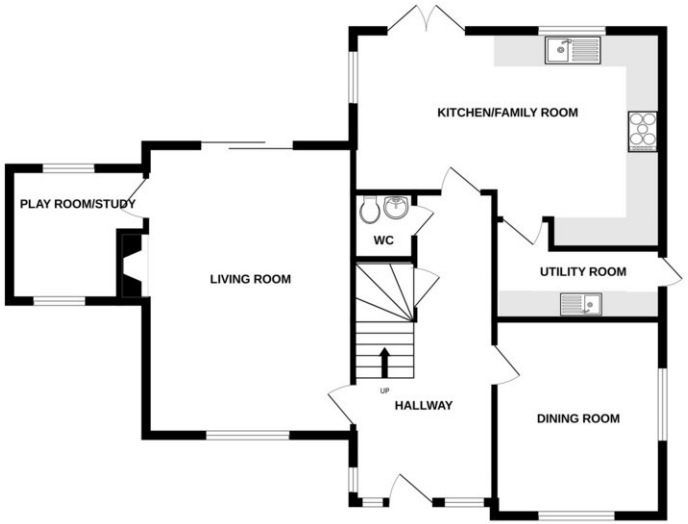




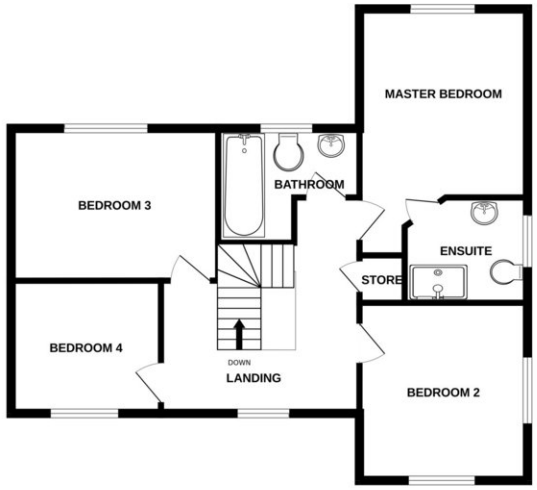




GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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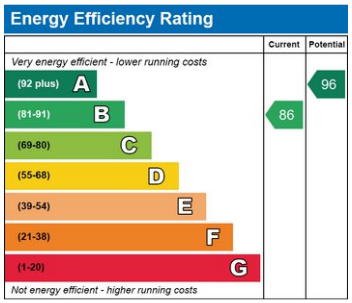
Council & Council Tax Band – Band F - Babergh District Council

Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

Utilities – Air Source Heat Pump, Electricity, Mains Water, Sewerage Treatment Plant

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