

oakheart



£375,000

Guide Price

Acton Square, Sudbury





**\*\*GUIDE PRICE £375,000-£400,000\*\*** Located within Acton Square in the heart of Sudbury, this spacious and versatile townhouse offers around 2,400 sq ft of accommodation across three floors. With scope for a fully self-contained annex on the ground floor, this home is ideal for multi-generational living, guest accommodation, or even as a potential income source.

The potential annex has been thoughtfully converted and includes a generous bedroom, a comfortable living space, a large kitchen/diner, and a sleek, modern bathroom—making it feel completely independent from the main house.

Upstairs, the first floor is where the main living areas can be found. The bright and airy lounge features Juliet balconies that bring in plenty of natural light, and there's a room that opens out to a private balcony—perfect for a morning coffee or relaxing in the evening. The separate dining room, which benefits from a dual aspect and underfloor heating, is a lovely space for hosting family and friends. The kitchen is well-appointed with wooden units, integrated appliances, a double oven, and space for everything you need. The second floor is home to two large double bedrooms. The main bedroom is a real highlight with its own dressing room and a stylish en-suite that includes both a bath and a separate shower. The second bedroom also has built-in wardrobes and its own en-suite.

This is a unique opportunity to own a characterful, flexible home in a prime location—ideal for families, those working from home, or anyone looking for that extra bit of space and versatility.

Call Oakheart today to arrange your viewing!

















Local Authority:

Tenure:  
Freehold

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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