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£335,000

Reliant Close, Acton

Occupying a favourable position on a widely regarded residential street in the quaint Suffolk village of Acton is this immaculately presented, bright and spacious three bedroom semi-detached home. Enjoying field views over the front aspect featuring a well landscaped rear garden and off street parking with visitor parking available, this home is not one to be missed.

Entry to this home is gained to a welcoming entrance hall laid with parquet style flooring that runs through to the living room and kitchen and stairs rising to the first floor. The living room enjoys generous natural light flow from dual aspect windows. The

kitchen/Diner provides a contemporary finish fit with a range of sleek gloss floor and wall mounted units topped with wood effect work surfaces, integral oven with four ring gas hob, stainless steel splash back and extractor fan, integral fridge/freezer and a ceramic inset sink and drainer unit with chrome mixer tap overlooking the rear garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are three bedrooms, of which the principal suite features ensuite facilities comprising on a low level WC, wash hand basin and shower cubicle. The family bathroom services the additional two bedrooms laid with mosaic style flooring featuring a panel bath, low level WC and wash

hand basin.

The rear garden commences with a neat paved area that runs around the perimeter of the garden leading to a paved seating terrace sat under a timber pergola. Adjacent to the seating area is a raised red brick pond fit with waterfall water feature creating a serene setting. The main portion of the garden is laid to lawn with a raised bedded border featuring a variety of shrubs.

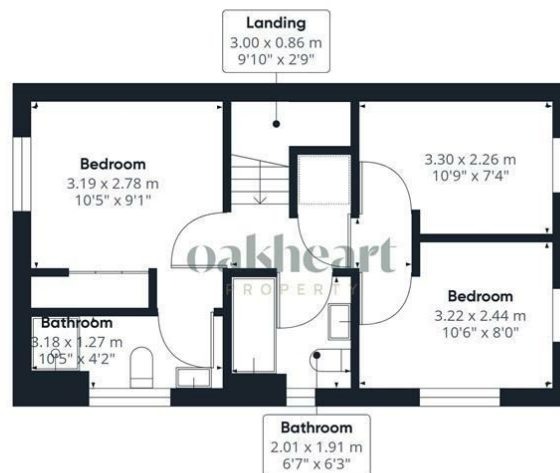
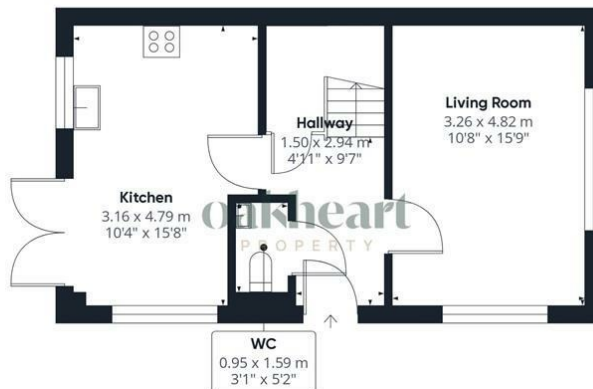
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Approximate total area⁽¹⁾
77.75 m²
836.93 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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