



**Jennens Way, Acton, Sudbury CO10 0UZ**



**welcome to**

## **Jennens Way, Acton, Sudbury**

\*NO ONWARD CHAIN\* Set in a quiet position with beautiful large gardens that could offer scope for extension (stp) is this two bedroom bungalow, benefitting from a spacious lounge and further enhanced with garage and parking.

### **Entrance Hall**

Double glazed door to front aspect. Access to loft via ladder.

### **Lounge**

14' 7" x 10' 3" ( 4.45m x 3.12m )

Double glazed french doors leading to conservatory. Radiator.

### **Kitchen**

11' 1" x 10' 2" ( 3.38m x 3.10m )

Double glazed window to rear aspect and double glazed door leading to rear garden. Fitted kitchen with a range of matching wall and base units over area of work surface. Sink and drainer unit set into worktop. Integral oven and hob with extractor over, integral fridge/freezer. Space for appliances. Built in water softener. Radiator.

### **Conservatory**

11' 4" max x 8' 1" ( 3.45m max x 2.46m )

Double glazed windows to three aspect and double glazed doors leading to garden. Radiator.

### **Bedroom One**

15' 7" x 9' 1" ( 4.75m x 2.77m )

Double glazed window to front aspect. Built in wardrobe. Radiator.

### **Bedroom Two**

12' 2" into recess x 9' 2" ( 3.71m into recess x 2.79m )

Double glazed window to front aspect. Built in wardrobe. Radiator.

### **Shower Room**

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

### **Exterior**

The property occupies a generous plot with two main garden areas. A large lawned area to the side of the property has a number of mature shrubs, and then the more formal garden area has seating areas and areas of shingle and a large potting shed. A gate leads to the parking area and a garage.

### **Garage**

Up and over doors. Parking area to front.





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## **Jennens Way, Acton, Sudbury**

- Two bedrooms
- Semi detached bungalow
- Quiet position
- Popular village
- Large front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£260,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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