



Ranulf Road, Acton, Sudbury CO10 0WB

welcome to

Ranulf Road, Acton, Sudbury

*NO ONWARD CHAIN * Set within a highly regarded modern development is this well presented two double bedroom semi detached home with spacious lounge and stunning kitchen/diner. This beautiful home is enhanced with a ground floor cloakroom and off road parking.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Door leading to:-

Lounge

Double glazed window to front aspect. Storage cupboard. Radiator. Door leading to:-

Kitchen / Diner

Double glazed French doors to rear aspect with double glazed side panels. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. integral oven with hob and hood over. Integral dishwasher and fridge/freezer. Opening onto:-

Utility Room

Plumbing for washing machine. Central heating boiler. Door leading to:-

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Landing

Access to loft. Large storage cupboard.

Bedroom One

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

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail, shaver point.

Bedroom Two

Two double glazed windows to front aspect.

Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Shaver point, extractor fan, heated towel rail.

Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn. Shed. Side gate access leading to parking.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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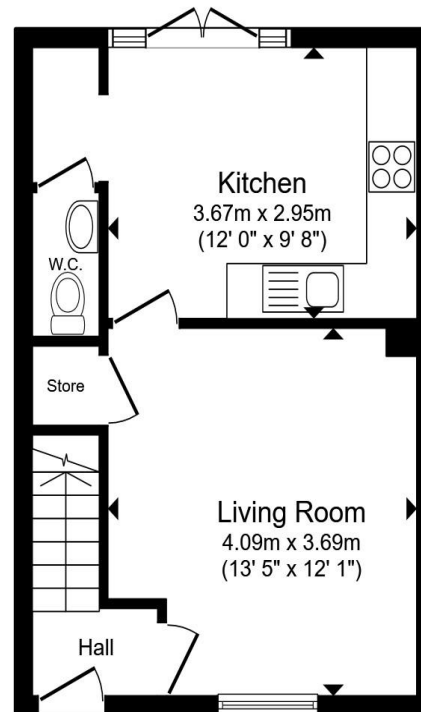
Ranulf Road, Acton, Sudbury

- Still covered by NHBC
- No onward chain
- Two double bedrooms
- Highly regarded modern development
- Popular village location

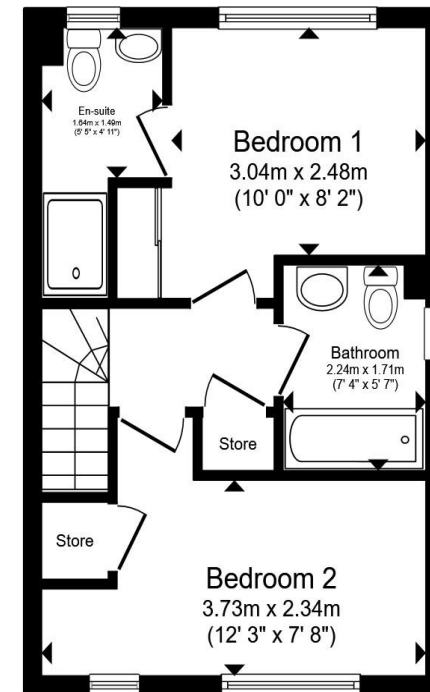
Tenure: Freehold EPC Rating: B

Council Tax Band: C

£270,000



Ground Floor



First Floor

Total floor area 64.7 m² (697 sq.ft.) approx

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.propertybox.io


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Property Ref:
SUD111675 - 0002

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