



- Detached Four Bedroom Family Home
- Well Presented & Maintained Throughout
- Solar Panels Providing Free Energy And Hot Water For A Large Duration Throughout The Year
- Kitchen/Diner With A Range Of Integrated Appliances And Contemporary Units
- Living Room With Feature Fireplace
- Ground Floor WC & First Floor Family Bathroom
- Low Maintenance Contemporary Garden Ideal For Entertaining
- Outdoor Bar (Could be used for a variety of uses (homeworking, gymnasium))
- Parking For Numerous Cars & Garage Located To The Rear

## 30 Browns Close, Acton, Sudbury, Suffolk . CO10 0XL.

A rare opportunity to acquire this chain free, detached four-bedroom family home, ideally situated on Browns Close in Acton — a highly sought-after village on the outskirts of Sudbury. Offered to the market in excellent condition, this property provides spacious and versatile accommodation perfectly suited to modern family living.



# Property Details.

## Location

Acton is a charming and well-regarded Suffolk village located just a short distance from the historic market town of Sudbury. Known for its welcoming community feel, the village offers a range of everyday amenities including a primary school, local shops, and traditional pub, making it ideal for families and those seeking a semi-rural lifestyle. Surrounded by picturesque countryside yet benefiting from convenient transport links to nearby towns, Acton successfully blends peaceful village living with modern convenience.

## Room Measurements

### Porch

### Hall

### WC

## Kitchen/Dining Room



5.90m x 3.10m (19' 4" x 10' 2")

## Family Room/Living Room



5.10m x 3.10m (16' 9" x 10' 2")

## Bedroom One



3.90m x 2.70m (12' 10" x 8' 10")

# Property Details.

## Bedroom Two



3.10m x 3.10m (10' 2" x 10' 2")

2.80m x 2.20m (9' 2" x 7' 3")

## Bathroom



2.20m x 1.80m (7' 3" x 5' 11")

## Bedroom Three



3.20m x 1.80m (10' 6" x 5' 11")

## Outside



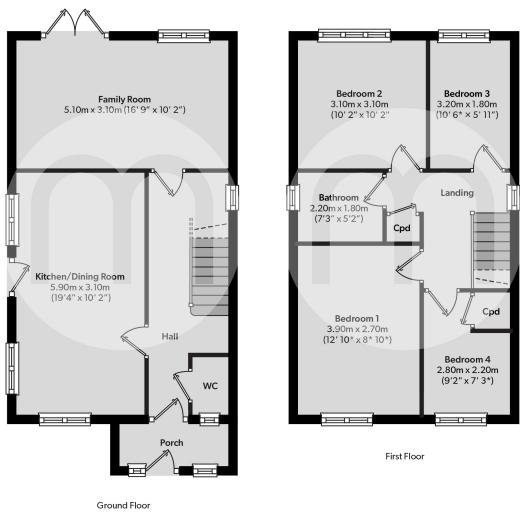
Externally, the home benefits from a low-maintenance paved rear garden with access to a storage shed, double garage, and a particularly useful outbuilding. Currently arranged as a bar, this versatile space could easily serve as a home office, salon, or dedicated workspace. The double garage provides excellent additional storage and would be perfect for a car or motorbike enthusiast.

## Bedroom Four

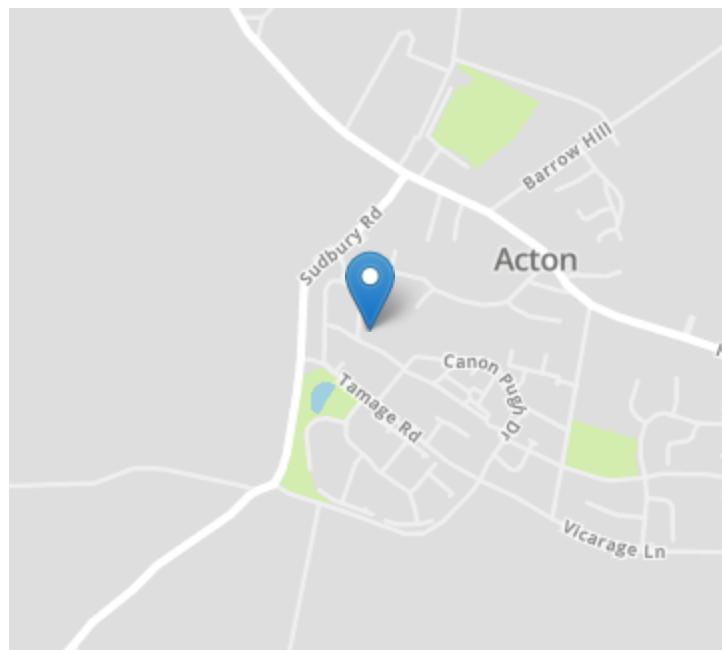


# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.