



**Lambert Drive, Acton, Sudbury CO10 0UT**



**welcome to**

**Lambert Drive, Acton, Sudbury**

**\*NO ONWARD CHAIN\*** Set with a prime position within a popular village is this extended three bedroom family home with spacious and flexible accommodation. The property is further enhanced with off road parking, a garage and front and rear gardens.



### Extended Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Storage cupboard. Radiator.

### Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Radiator.

### Lounge

13' 5" x 12' 11" ( 4.09m x 3.94m )  
Two double glazed windows to front aspect.  
Radiator. Door leading to:-

### Dining Room

20' 9" x 10' 3" ( 6.32m x 3.12m )  
Double glazed window to side aspect. Hidden utility area with plumbing for washing machine and central heating boiler. Radiator. Door leading to:-

### Kitchen

12' x 9' 9" ( 3.66m x 2.97m )  
Double glazed door and double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Integral double oven with inset five ring hob and hood over. Stainless steel sink and drainer unit with one and a half bowl. Integral fridge/freezer. Door leading to:-

### Home Office

9' 10" x 7' 11" ( 3.00m x 2.41m )  
Double glazed window to rear, Radiator.

### Landing

Double glazed window to side aspect. Airing cupboard.

### Bedroom One

10' x 9' 11" ( 3.05m x 3.02m )  
Double glazed window to rear aspect. Two double built in wardrobes. Radiator.

### Bedroom Two

11' 9" x 10' 11" max ( 3.58m x 3.33m max )  
Double glazed window to front aspect. Radiator.

### Bedroom Three

8' 7" x 8' 4" into recess ( 2.62m x 2.54m into recess )  
Double glazed window to front aspect. Built in wardrobe. Radiator.

### Bathroom

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

### Front Garden

The front garden is predominantly laid to lawn.

### Rear Garden

Gate to rear aspect leading to parking and side gate. door leading to garage. Outside tap and lighting.

### Outbuildings

17' 7" x 8' ( 5.36m x 2.44m )  
Up and over doors. Power and light connected.



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## **Lambert Drive, Acton, Sudbury**

- No onward chain
- Three bedrooms
- Extended semi detached home
- Spacious living accommodation
- Garage and parking

Tenure: Freehold EPC Rating: Awaited

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110668 - 0003

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