



Offers Over £270,000

Lambert Drive, Acton



The Property

This three-bedroom semi-detached home, offered with NO ONWARD CHAIN, features a hallway with a ground-floor W/C. The sitting room has a front-facing window and fireplace, leading to an open-plan dining area and kitchen with ample storage, integrated appliances, and space for white goods. The family room at the rear benefits from French doors to the garden and a side window.

Upstairs, the spacious main bedroom enjoys natural light, while the second bedroom is well-proportioned. The third bedroom is ideal as a guest room or home office. The family bathroom includes a bath with an overhead shower, a toilet, and a sink.

Outside, the rear garden has a patio, lawn, and access to garage for storage. The home also offers off-road parking and secondary side access.

The Location

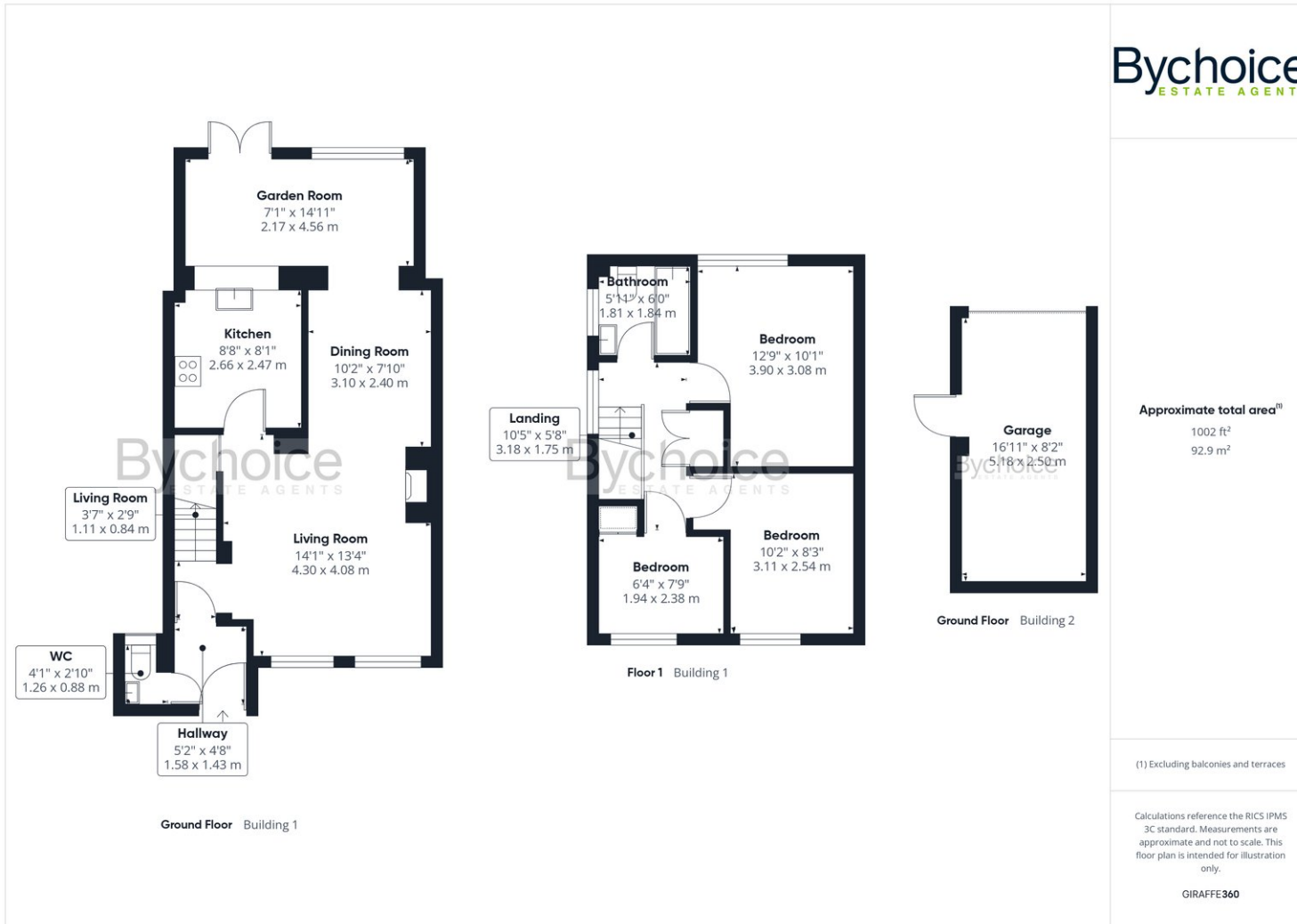
Set in Suffolk's countryside, Acton offers a village shop with a post office, a primary school, and The Crown Inn. The Village Hall hosts events, while footpaths and green spaces provide outdoor leisure.

Acton is just 4 miles from Sudbury, with shops and amenities, while nearby Long Melford and Lavenham offer historic charm. Bury St. Edmunds (15 miles) and Ipswich (20 miles) provide wider facilities and transport links, making Acton an ideal mix of rural tranquility and convenience.









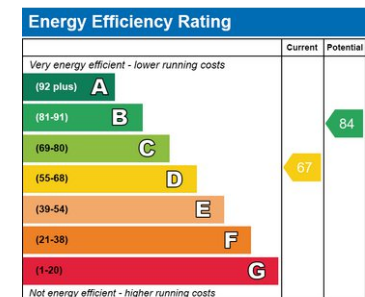
Council & Council Tax Band –
Babergh District Council - Band C

Broadband – Superfast broadband available. 80 Mbps download speed & 20 Mbps upload speed. (Ofcom Data)

Mobile Coverage – Voice & Data likely with EE, Vodafone, Three, O2 outside. (Ofcom Data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
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