



## 2 bedroom Semi-Detached Bungalow located in Acton.

Guide Price  
£300,000 - £325,000

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# Lambert Drive Acton Sudbury CO10 0BU

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £300,000 TO £325,000\*\*\*

This well-presented two-bedroom semi-detached bungalow situated in a pleasant residential position within Acton and positioned on a large corner plot offers spacious and well-balanced accommodation throughout. The property benefits from a generous lounge/diner, a fitted kitchen/diner, two bedrooms, and a modern bathroom, alongside off-road parking, a garage and a neatly arranged rear garden, making it an ideal home for downsizers, first-time buyers or those seeking single-level living..

### STEP INSIDE

Upon entering the property, a central entrance hall provides access to all principal rooms, creating a practical and efficient layout. To the right, the lounge/diner (15'0" x 11'1" / 4.6m x 3.4m) offers a bright and comfortable living space with ample room for both seating and dining areas, ideal for everyday living and entertaining.

Adjacent, the kitchen (9'10" x 8'7" / 3.0m x 2.6m) is fitted with shaker-style cabinetry complemented by wood-effect countertops, and benefits from a gas hob with electric oven, providing a functional and attractive cooking space.

Moving through the hallway, the bathroom (6'7" x 5'8" / 2.0m x 1.7m) is conveniently positioned and fitted with a three-piece suite. The property offers two bedrooms, with bedroom one (13'3" x 8'10" / 4.0m x 2.7m) being a generous double featuring fitted wardrobes spanning one wall, providing excellent storage. Bedroom two (8'6" x 7'10" / 2.6m x 2.4m) offers versatility as a guest room, study or additional bedroom.

### STEP OUTSIDE

Externally, the property continues to impress with off-road parking leading to a garage. The rear garden is mainly laid to lawn and features a patio seating area, a sweeping pathway leading to the rear, shrub borders, and a shed positioned at the end, all enclosed by fence panelling, offering a private and well-maintained outdoor space.

### THE LOCATION

Located within the popular village of Acton, near Sudbury, the property enjoys a peaceful residential setting while remaining conveniently positioned for local amenities, schools and transport links. The nearby market town of Sudbury offers a wide range of shopping, leisure and dining facilities, as well as rail connections to London Liverpool Street, making the property ideal for both commuters and those seeking a semi-rural lifestyle.



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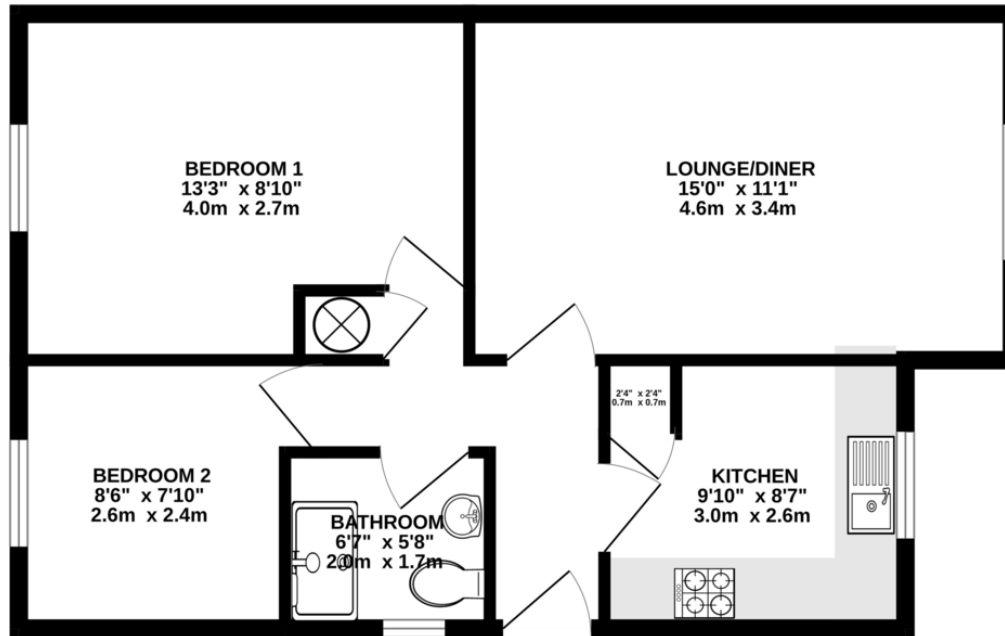
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## FLOORPLAN

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

### CONTACT

**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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