

oakheart



£280,000

Offers In The Region Of
Lambert Drive, Acton, Sudbury

This well-presented two-bedroom semi-detached bungalow occupies a pleasant position within the highly sought-after Suffolk village of Acton. Offering well-balanced accommodation throughout, together with private front and rear gardens, off-road parking and a single garage, the property presents an excellent opportunity for those seeking to downsize whilst remaining within a popular village community.

The accommodation is arranged around a welcoming entrance hall which provides access to the majority of the living space. Positioned at the front of the property are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage.

The shower room has been modernised in recent years and now comprises a contemporary suite including a walk-in shower enclosure, wash hand basin and low-level WC, complemented by tiled flooring and splashbacks.

To the rear of the property, the kitchen overlooks the garden and is fitted with a range of wall and base units, extensive work surfaces and a stainless steel sink and drainer. There is ample space for a variety of freestanding appliances, making it both practical and functional for everyday living.

The sitting room enjoys a pleasant outlook and flows seamlessly into the conservatory-style extension, creating an additional reception area ideal for

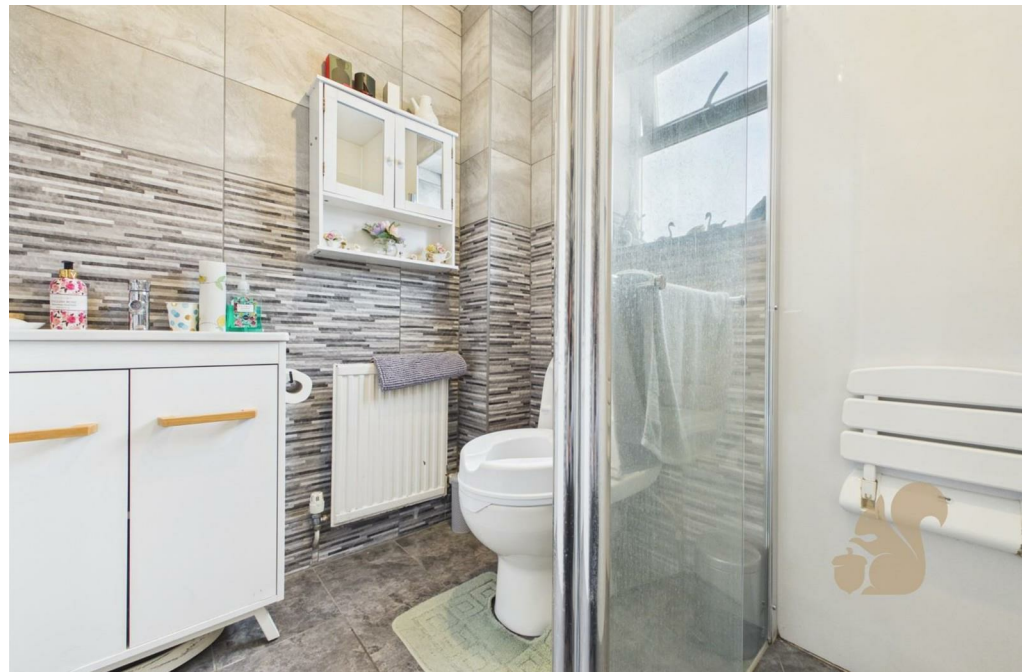
relaxing, dining or entertaining. French doors provide direct access to the garden, allowing plenty of natural light to flood the space.

Externally, the property benefits from private gardens to both the front and rear, offering a delightful outdoor environment to enjoy throughout the seasons. A driveway provides off-road parking and leads to a single garage, further enhancing the practicality of the home.

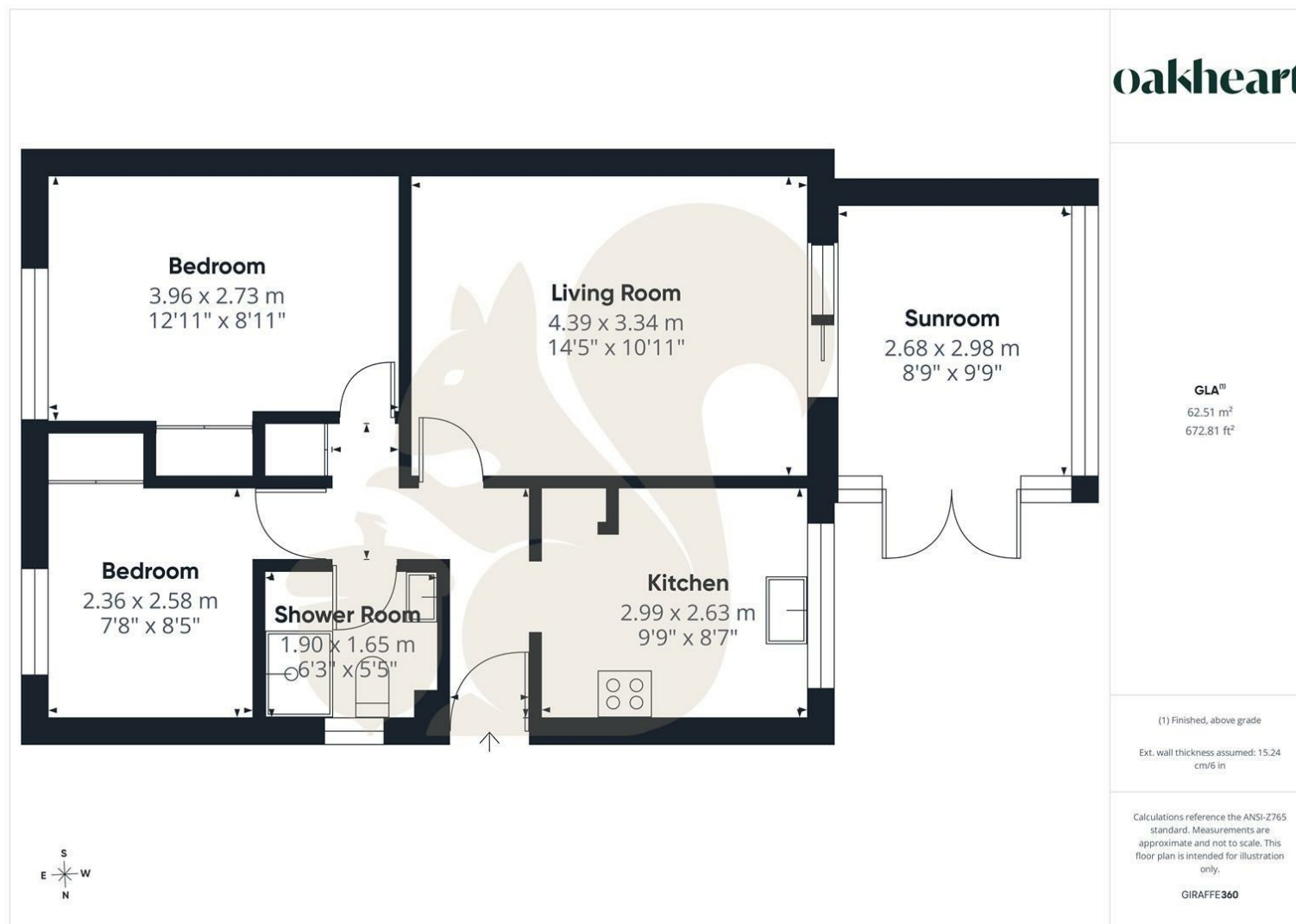
Call Oakheart today to arrange your viewing!











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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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

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