



## Lambert Drive, Acton, Sudbury

A well-maintained two-bedroom semi-detached bungalow positioned on a prominent corner plot within this sought-after Suffolk village. Offering approximately 666 sq. ft. (61.9 sq. m.) of accommodation, the property combines practical single-storey living with generous outside space, off-road parking and a garage. The bungalow enjoys a bright and spacious sitting room, modern kitchen, two bedrooms and a contemporary shower room, together with beautifully kept gardens to both the front and rear.

Guide price £300,000

# Lambert Drive

Acton, Sudbury, CO10



- Semi-detached bungalow occupying a generous corner plot in a popular residential position within Acton.
- Modern shaker-style kitchen with integrated oven, gas hob and space for dining.
- Garage and off-road parking.
- Two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes.
- Contemporary shower room fitted with a walk-in enclosure and vanity storage.
- Well-presented throughout and ideally suited to downsizers, first-time buyers or those seeking single-level living.
- Spacious dual-aspect sitting room with direct access to the rear garden and covered decked seating area.
- Attractive, enclosed rear garden with lawn, established planting, patio and entertaining space.

## The Property

A central entrance hall provides access to all rooms. The accommodation is centred around a spacious sitting room extending to over 20ft in length, creating ample space for both seating and dining areas. Large glazed doors open directly onto the covered decked terrace, seamlessly connecting the interior with the garden.

The kitchen is fitted in a modern shaker style with extensive work surfaces, a range of wall and base units, integrated oven, gas hob and space for everyday dining.

The principal bedroom is a generous double room benefiting from a full wall of fitted wardrobes, while the second bedroom offers flexibility as a guest room, study or hobby room. Completing the accommodation is a well-appointed shower room featuring a contemporary suite, vanity storage and a walk-in shower enclosure.

## The Outside

Occupying an attractive corner position, the property enjoys neatly landscaped front gardens with established planting, ornamental borders and excellent kerb appeal.

To the rear, the enclosed garden has been thoughtfully arranged and is predominantly laid to lawn with mature flower beds, shrubs and decorative borders. A curved pathway leads through the garden, creating several seating areas and making the most of the outdoor space. Immediately adjoining the bungalow is a substantial covered decked terrace, ideal for outdoor dining and entertaining throughout the year.

A garage and off-road parking provide practical storage and vehicle accommodation.

## The Area

Acton is a highly regarded village situated on the outskirts of Sudbury, offering a range of everyday amenities, local schooling and community facilities. The nearby market town of Sudbury provides an extensive selection of shops, restaurants, leisure amenities and supermarkets, together with rail services connecting to London Liverpool Street via Marks Tey.

The village location offers an excellent balance between countryside surroundings and convenient access to larger centres, making it particularly attractive to retirees, professionals and those seeking a quieter pace of life.

## Further Information

Tenure: Freehold

Parking: Off-road parking and garage

Outside Space: Enclosed rear garden, decked entertaining area and landscaped front garden

Local Authority: Babergh District Council

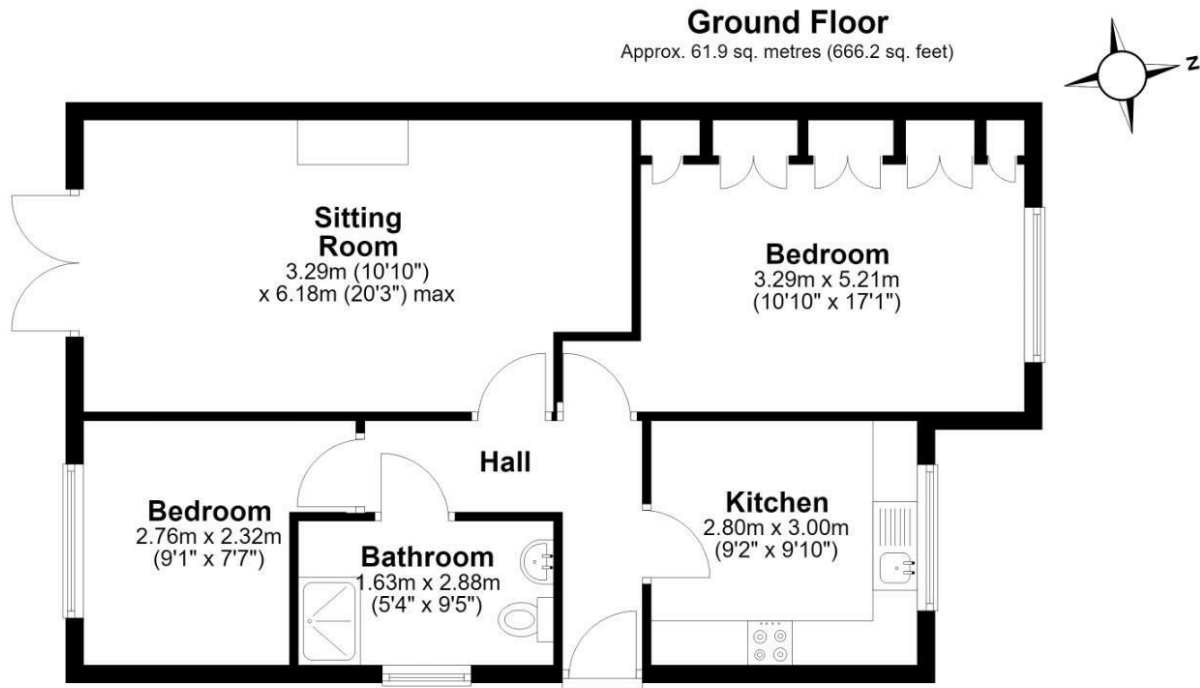
Council Tax Band: C

Services: Mains water, drainage, electricity and gas connected

## Mobile Coverage



# Floor Plan



Total area: approx. 61.9 sq. metres (666.2 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.  
Plan produced using PlanUp.

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