



## Lambert Drive, Acton, Sudbury

**Guide Price £300,000**

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.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

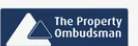
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**Tenure:** Freehold

**Property Type:** Semi-Detached Bungalow

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

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**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

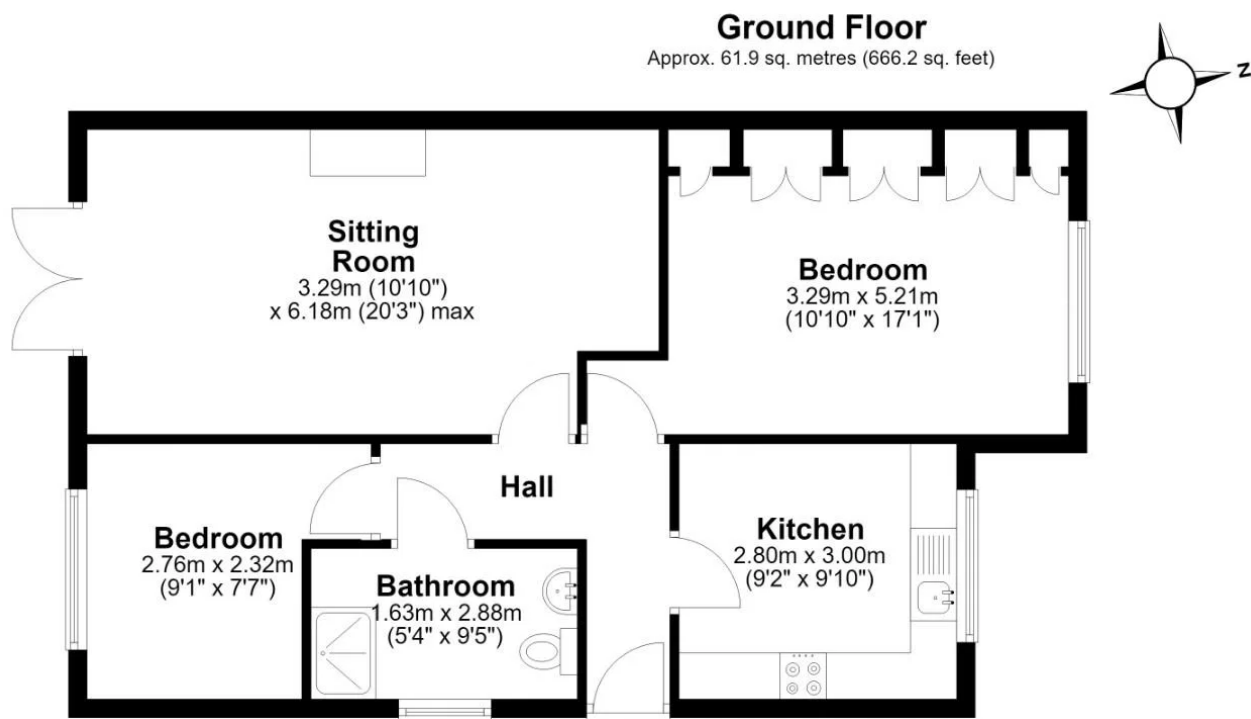






| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient – lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 69                                                                                                            | 77        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient – higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |





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.

**Lambert Drive, Acton, Sudbury**

**Naked. powered by eXp**

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