

£220,000

Lambert Drive, Acton



THE PROPERTY

On entering, you are welcomed by an entrance hall leading into a bright living room with two front-facing windows. Beyond this sits the kitchen, offering worktop space, storage cupboards, integrated oven, hob, extractor, sink, and handy understairs storage.

To the rear, a separate reception room opens into the garden and connects to a utility room, providing extra storage and space for appliances.

Upstairs, there are two bedrooms, the main with built-in wardrobes, while the second works well as a guest room or office. A modern shower room completes the first floor with shower, toilet, and sink with storage.

Outside, the generous garden features both patio and lawn, ideal for relaxing or entertaining. At the far end, there is access to the garage with parking in front.

THE LOCATION

Acton is a charming Suffolk village offering countryside living with local amenities. The historic All Saints Church stands at its heart, while The Crown Inn provides classic pub hospitality. The Village Hall hosts community events, and Acton Primary School offers families a local education option. A village shop with post office, plus green spaces and footpaths, add to the appeal for walkers and cyclists alike.

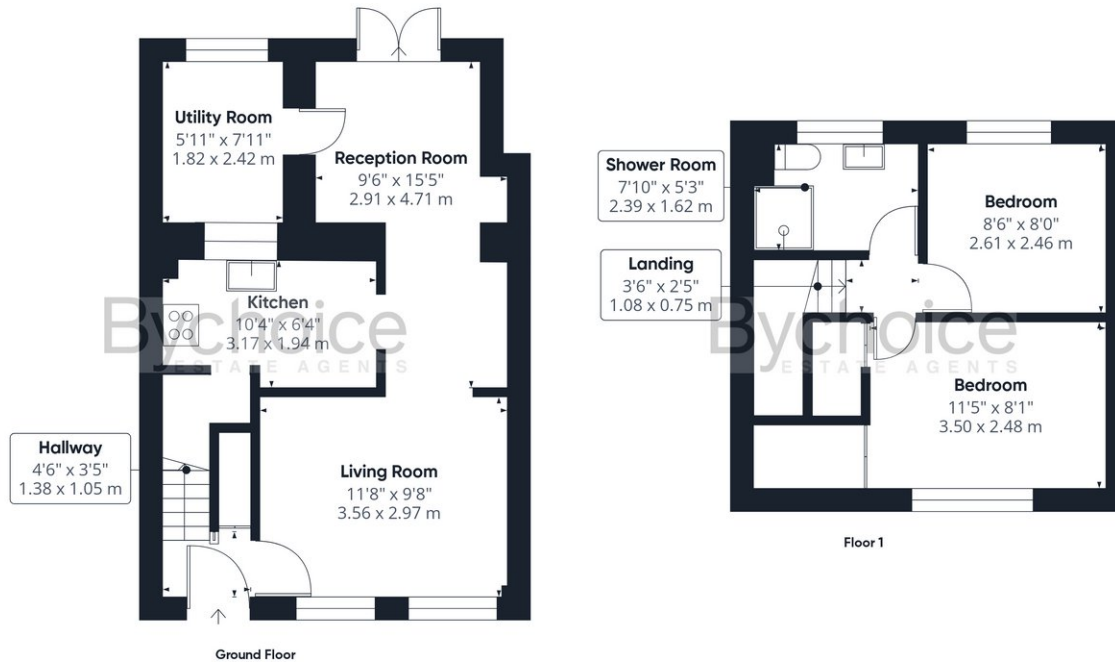
Just 4 miles away, Sudbury provides shops, leisure, and transport links, while nearby Long Melford and Lavenham offer picturesque historic settings and boutique shopping. Bury St Edmunds, 15 miles north, offers wider amenities, culture, and connections, with Ipswich around 20 miles for extensive shopping and transport options.

Acton blends rural tranquillity, community spirit, and easy access to nearby towns.









Approximate total area⁽¹⁾
627 ft²
58.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

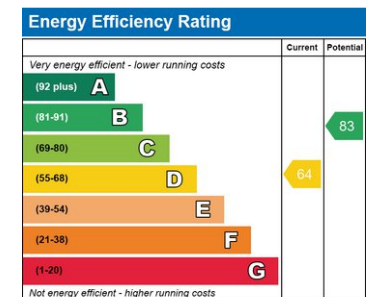
Tenure – Freehold

Broadband – Ultrafast broadband available with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps available. (Ofcom data)

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

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

Property Construction – Brick Construction & Timber Cladding



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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.