

**oakheart**



£260,000

Offers In The Region Of  
Lambert Drive, Acton



Offered for sale with NO ONWARD CHAIN is this well-positioned three-bedroom home located within the heart of the quaint Suffolk village of Acton.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. A useful cloakroom is located off the hall, fitted with a WC and vanity wash hand basin, with tiled flooring and partially tiled walls. To the rear of the property is a generous lounge diner, offering an excellent space for both relaxing and entertaining. The room benefits from a front-facing window, French doors opening onto the rear garden, two radiators, and a handy storage cupboard, allowing plenty of natural light throughout the day. The fitted kitchen overlooks the rear garden and features a range of base and

wall-mounted units with roll-edge work surfaces. Appliances include a built-in oven, four-ring hob with extractor over, and a 1½ bowl sink with drainer. There is space for a fridge freezer and plumbing for a washing machine. To the first floor, the landing provides access to the loft and an airing cupboard housing the hot water cylinder. The principal bedroom is positioned to the rear and benefits from a built-in double wardrobe. Bedroom two is a comfortable double room to the front, featuring a built-in storage cupboard with hanging rail, while the third bedroom also faces the front and includes useful over-stairs storage. The family bathroom is fitted with a modern white suite comprising a WC, pedestal wash hand basin, and a panelled bath with shower over. The room is completed with tiled walls, a heated towel rail, and a

rear-facing double glazed window.

Externally, the front garden is mainly laid to lawn with a pathway leading to the entrance. The rear garden features a decked seating area with the remainder laid to lawn, along with a pathway providing access to the rear and a door leading into the garage.

Call Oakheart today to arrange your viewing.



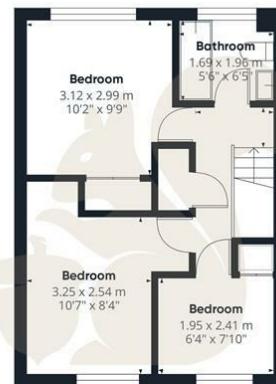




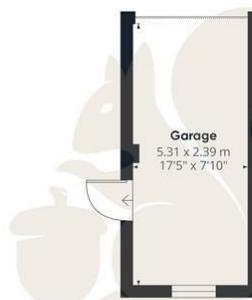




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

Approximate total area<sup>(1)</sup>

83.3 m<sup>2</sup>  
897 ft<sup>2</sup>

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

(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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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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