



Lambert Drive | Acton | CO10 0BZ

£1,150 pcm

Available this January is a three bedroom semi-detached property in the popular village of Acton. The property benefits from generous living accommodation, three bedrooms, single garage and off-road parking. Call now to secure a viewing.

- Available January
- Popular Village Location
- Three Bedrooms
- Generous Living Space
- Garage
- Off-Road Parking

ENTRANCE HALL Enter from front door. Door to WC and sitting room.

WC WC and wash hand basin. Window to rear aspect.

SITTING ROOM 15' 2" x 13' 6" (4.62m x 4.11m) Windows to front aspect. Fireplace with inset stove. Stairs to first floor with storage cupboard under the stairs. Door to kitchen, open plan to dining area.

KITCHEN 7' 3" x 8' 10" (2.21m x 2.69m) A range of base and wall mounted units with complimentary work surfaces over. Single drainer sink unit with mixer tap over. Electric oven with four ring hob and extractor over.

DINING ROOM 11' x 8' (3.35m x 2.44m) Open-plan dining area. Opens into family room area.

LANDING Access to loft storage space. Storage cupboard. Doors to bedrooms and bathrooms.

BEDROOM ONE 13' 0" x 10' 2" (3.96m x 3.1m) Large build in wardrobes. Windows to rear aspect. Power points. Radiators

BEDROOM TWO 10' 3" x 8' 4" (3.12m x 2.54m) Window to front aspect. Power points. Radiator.

BEDROOM THREE 7' 10" x 6' 5" (2.39m x 1.96m) Large build in storage cupboard. Window to front aspect. Radiator. Power points.

BATHROOM White suite comprising lower level flush WC, pedestal wash hand basin, panelled bath with electric shower over. Heated towel rail.

OUTSIDE Off road parking at front of property for two cars. Off road parking at rear for an additional two cars. Generous garden mainly laid to lawn with patio area. Single garage with up and over door.

Local Authority – Babergh District Council
Council Tax Band – C
Post Code – CO10 0BZ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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

