







An outstanding spacious five bedroom detached house with 2631sq ft of accommodation in a quiet location with a stunning open plan kitchen/dining/living area and a beautifully presented private garden. The property benefits from a high quality finish throughout, an air source heat pump with underfloor heating and ample parking.

Tenure: Freehold

Council Tax Band: E

EPC: C

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage:

Parking: Driveway

Electric Supply: Mains

Heating: Air Source Heat Pump

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

#### HALLWAY

Tiled floor, under stairs cupboard, double cupboard.



#### LIVING ROOM/KITCHEN AREA

Tiled floor, vaulted ceiling, two sets of bi-fold doors, patio doors, wood burner, air conditioning, modern base and eye level units with quartz workface, island with induction hob and retractable extractor, double oven, integrated dishwasher, fridge and freezer, sink with flexi tap, tiled splash back, window to side.

#### UTILITY ROOM

Tiled floor, base units, space for washing machine and dryer, door and window to side.



## BEDROOM 2

Carpeting, dressing room, window to front, en-suite.

## ENSUITE

Tiled floor, shower, sink, toilet, heated towel rail, window to side.

## BEDROOM 3

Carpeting, window to front, walk in cupboard, ensuite.

## ENSUITE

Shower, sink, toilet, window to side.

## BEDROOM 4

Carpeting, window to rear.

## MAIN BATHROOM

Tiled floor, shower, free standing bath with shower attachment, toilet, sink with vanity, heated towel rail, window to side.

## MASTER BEDROOM

Carpeting, Velux windows on both sides, eves storage.

## BATHROOM

Wood effect flooring, shower, sink, toilet, tiled splash back, heated towel rail, velux windows.

## GARDEN

Patio and BBQ area, Gazebo, decked area, lawn with mature trees and shrubs, pond, summer house with light, water and power.

## OUTSIDE

Garage with ample parking and mature shrubs.













Millers Rise, Lakenheath, Brandon, IP27 9LL



Approx. Gross Internal Floor Area 2631 sq. ft / 244.55 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		