





Set back from the road in a quiet location this light and airy four bedroom detached home offers a spacious living room with separate dining room and conservatory, a wrap around garden, large garage and ample parking.

Tenure: Freehold

Council Tax Band: D

EPC: E

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1410

Parking: Garage & Parking

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes



Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No

ENTRANCE PORCH

Tiled flooring, windows to side.

LIVING ROOM

Carpet flooring, window to front, french doors to garden.

## KITCHEN

LVT flooring, pale blue base and wall units with granite effect work surface, tiled splash back, range cooker with extractor, kitchen island, sink with mixer tap, space for dishwasher, window to rear.

## UTILITY ROOM

Tiled flooring, space for large fridge/freezer, washing machine and dryer.

## DINING ROOM

LVT flooring, under stairs cupboard, window to side, door to conservatory.

## CONSERVATORY

Tiled flooring, door to garden.

## REAR HALL

Tiled flooring, door to garden.

## CLOAKROOM

LVT flooring, toilet, sink with vanity, tiled splash back, window to rear.

## MASTER BEDROOM

Carpet flooring, window to rear.

## BEDROOM 2

LVT flooring, cupboard, window to front.

## BEDROOM 3

LVT flooring, window to side.

## BEDROOM 4

LVT flooring, window to side.



## BATHROOM

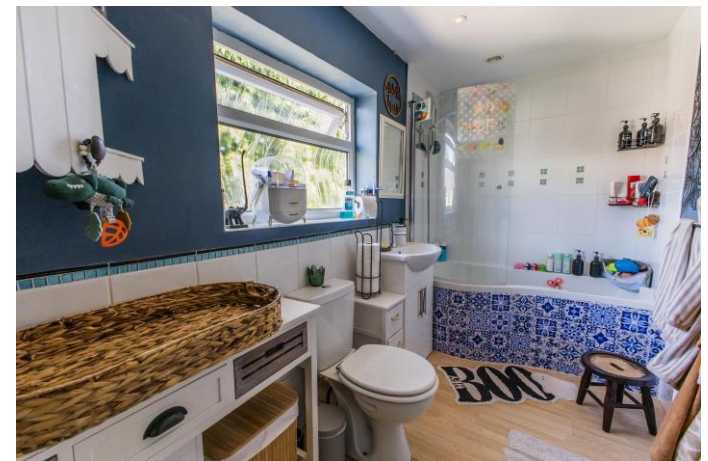
LVT flooring, bath with shower over, shower screen, sink with vanity unit, tiled splash back, toilet, window to rear.

## OUTSIDE

Front: Garden laid mostly to lawn with mature trees and shrubs, oil tank.

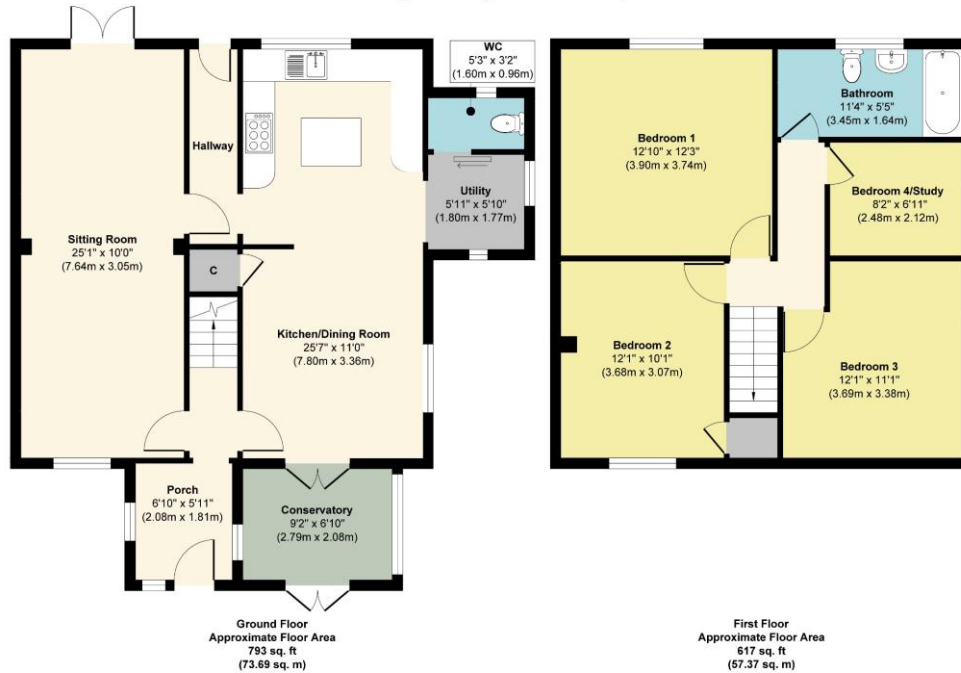
Rear: Patio area, lawn, large garage, summer house, shed, parking for 4 vehicles, outside tap.







# Wings Road, Lakenheath,



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