



# Meadow Drive

Lakenheath, IP27

Guide price £300,000

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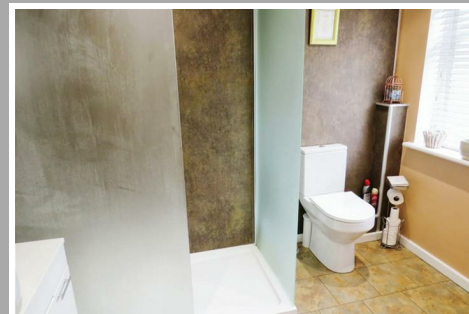




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Lakenheath, Brandon, IP27

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## Description

GUIDE PRICE £300,000 - £325,000.

This SPACIOUS BUNGALOW is located within the popular Woodlands Estate on the outskirts of Lakenheath Village and has been THOUGHTFULLY EXTENDED to create a SUPERB FAMILY HOME!

The bungalow includes an impressive kitchen which offers a range of modern wall and base level units, a stunning Rangemaster cooker, INTEGRATED fridge freezer and dishwasher, 1.5 unit sink bowl as well as a cupboard housing the hot water cylinder. There is a GENEROUS SIZED lounge/dining room which is split by an attractive brick archway and benefits from French doors which open out to the rear garden.

The property also enjoys two shower rooms as well as a separate UTILITY ROOM which provides ample space for additional appliances. The internal accommodation is concluded with FOUR BEDROOMS, one of which is currently set up as a 'Snug' with a stud wall in place which could be removed in future if a buyer decided to alter the layout.

Outside there is a generous driveway which provides AMPLE OFF STREET PARKING as well as a GARAGE which has been converted into storage space and a HOME OFFICE and would be an ideal space to WORK FROM HOME. There is a front garden which has been shingled for ease of maintenance and an enclosed rear garden which is predominantly laid to lawn but includes a patio, garden pond, two useful storage sheds as well as an oil tank which serves the oil fired central heating system.

## Measurements

Lounge - 13'10" max x 11'07" max

Dining Room - 10'00" x 9'04"

Utility Room - 6'04" x 5'09"

Kitchen - 16'03" max x 9'09" max

Bedroom - 13'08" max x 11'07" max

Bedroom - 9'11" x 9'11"

Bedroom - 12'00" x 7'07"

Bedroom - 10'00" plus depth of wardrobe max x 8'04" max

Office - 11'00" x 9'10"

## Agents Note

Council Tax Band - C

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

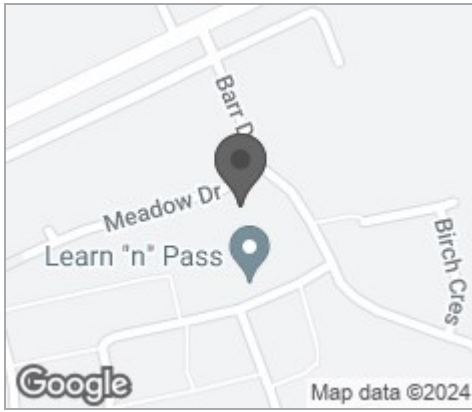
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

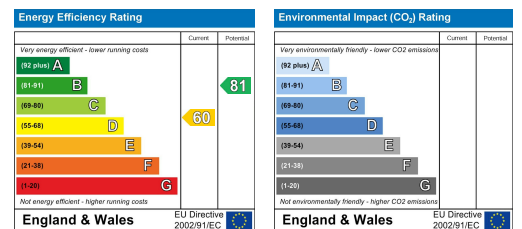
Tel: 01842 818282





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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