



Wings Road

Lakenheath, IP27

Price £340,000

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Description

This STUNNING FAMILY HOME has been RECENTLY UPDATED and offers SPACIOUS ACCOMMODATION throughout. The property enjoys a VILLAGE LOCATION within WALKING DISTANCE of High Street shops and amenities.

Downstairs the property enjoys a welcoming entrance hall which provides ample space to remove coats and shoes as well as stairs leading to the first floor landing and cloakroom W.C. There is an expansive lounge with a stunning electric feature fireplace which includes space for a 75" television above in addition to a separate playroom/ snug area with sky light windows and French doors leading into the rear garden.

There is a spacious kitchen/ breakfast room including a generous sized understairs storage cupboard and a separate UTILITY ROOM which comprises a range of base level units, pantry cupboard, stainless steel sink unit as well as space for washing machine. The kitchen fitting will be completed prior to the sale completing but already benefits from a breakfast bar island with an AEG hob, double oven, full length fridge and full length freezer as well as an integrated dishwasher.

Upstairs the house offers FOUR BEDROOMS and includes a DRESSING ROOM and EN SUITE shower room to the master bedroom, as well as BUILT IN WARDROBES in the second and third. There is also a FAMILY BATHROOM which offers W.C, wash hand basin, bath and heated towel rail.

Outside the property benefits from driveway OFF STREET PARKING for 2 - 3 vehicles in addition to a GARAGE with power and light. There is a fully enclosed rear garden with gated access, patio area for seating entertaining whilst the remainder has been laid to lawn. The air source heat pump can also be found in the rear garden, which serves the electric air source heating system.

Measurements

Entrance Hall - 7'01" max x 6'05" max

Cloakroom W.C - 5'03" x 3'01"

Lounge - 22'05" max x 12'07" max

Dining Room/ Snug - 10'03" x 8'07"

Kitchen/ Breakfast Room - 22'09" max x 18'01" max

Utility Room - 8'07" x 5'08"

Bedroom - 12'10" x 11'03"

Dressing Room - 12'00" max x 11'09" max

En Suite - 6'10" max x 6'05" max

Bedroom - 12'09" max x 12'07" max

Bedroom - 12'08" max x 9'05" max

Bedroom - 9'06" x 8'01"

Family Bathroom - 9'07" max x 6'02" max

Agents Note

Council Tax Band - D

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.

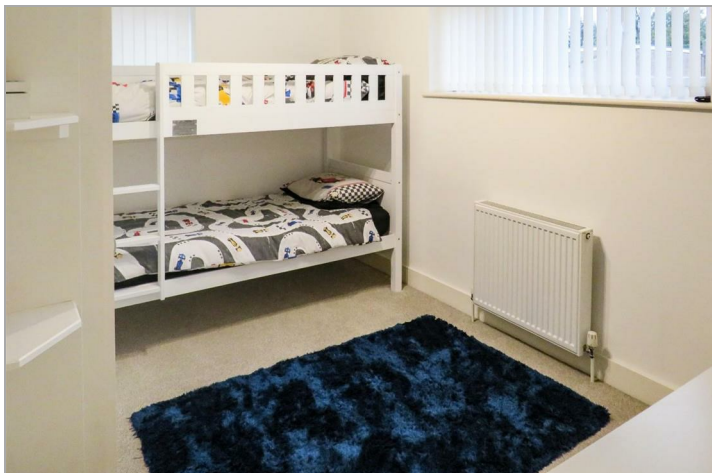
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

Tel: 01842 818282

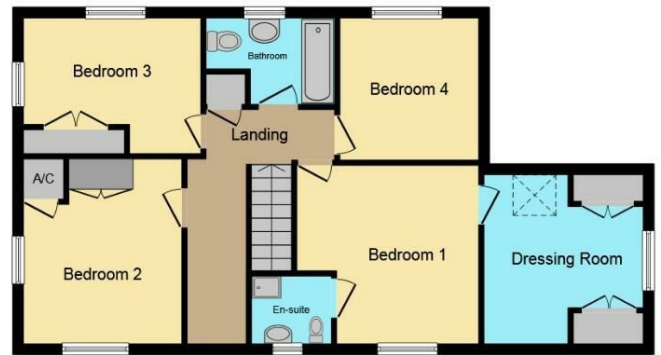
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





Ground Floor

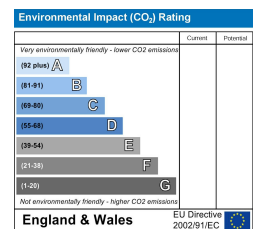
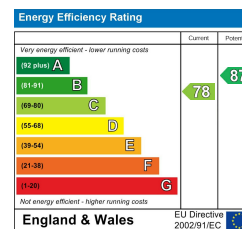


First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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