



# Millers Rise

Lakenheath, IP27

Price £565,000

 5  4  1  C





# Millers Rise

Lakenheath, IP27

Price £565,000



## Description

Molyneux Estate Agents are excited to offer this superb family home found at the end of a cul de sac within the village of Lakenheath. The property enjoys five double bedrooms, two with en-suite, plus a ground-floor bathroom and upstairs shower room. There is also a stunning open plan kitchen/ dining/ family room with adjoining utility.

The home is beautifully presented throughout, and has an efficient air source heating system, with under-floor heating throughout the ground-floor. There are also air conditioning units fitted to both the kitchen and upstairs bedroom.

Externally there is a large driveway at the front of the home providing ample street parking, as well as a timber garage with power and light connected. The rear garden is predominantly laid to lawn with an established border, whilst there is a wooden workshop also with power and light. To the side of the home there is a patio and artificial lawn area, an ideal space for dining and entertaining family and friends.

The internal accommodation is accessed via a spacious and welcoming entrance hall. There are three ground-floor bedrooms, two of which boast an en-suite shower room and walk in wardrobe space. The family bathroom is a real must see, boasting both a bath and shower cubicle.

The kitchen/ dining/ family room is located at the rear of the home, and has a stunning vaulted ceiling, as well as bi-fold doors to both the rear and side aspects, and a further side door. The kitchen itself includes a range of fitted wall and base units with worktop over, as well a built in eye level double oven, integrated dishwasher and integrated fridge-freezer. There is a central island with inset induction hob and a Downdraft extractor that pops up from the island when required.

There is an adjoining utility which provides space for both a washing machine and tumble dryer, as well as additional cupboard space, and an external side door.

Upstairs the landing opens to two further double bedrooms, as well as the shower room conveniently located between them. The largest bedroom has two Velux windows to both the front and rear aspects, as well as a range of built in storage within the eaves space. The second upstairs bedroom is used by the current owners as a dressing room, and has two Velux windows to the rear. The shower room comprises a walk in shower, as well as W.C, wash hand basin and a heated towel rail.

All in all this fantastic family home truly must be viewed to be fully appreciated. Contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Bedroom - 14' 2" x 11' 3"

En-Suite - 7' 1" x 6' 5"

Bedroom - 12' 3" x 10' 8"

En-Suite - 6' 10" x 4' 6"

Bedroom - 14' 2" x 9'

Bathroom - 10' 1" plus door recess x 7' 5"

Kitchen/ Dining/ Family Room - 21' 9" x 31' 4"

Utility - 10' x 9' 3"

Upstairs Bedroom - 16' 6" x 16' 2"

Upstairs Shower Room - 9' 3" x 5' 2" max

Upstairs Bedroom - 16' 6" x 10' 1"

Tel: 01842 818282

Council Tax Band - E

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.

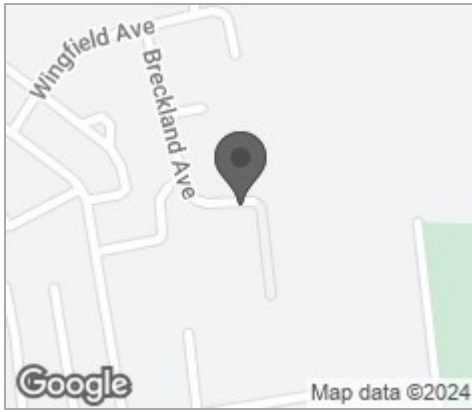
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





### Ground Floor

Floor area 162.4 sq.m. (1,748 sq.ft.)

### First Floor

Floor area 56.4 sq.m. (607 sq.ft.)

**TOTAL: 218.8 sq.m. (2,355 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK