



Meadow Drive

, IP27

Price £325,000

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, Lakenheath, IP27

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Description

Molyneux Estate Agents are excited to offer this superb detached bungalow found on a corner plot, within the sought after 'Woodlands Estate' in Lakenheath.

The bungalow enjoys a large driveway made up of concrete and shingle, which provides ample off street parking. There is a generous side garden which is laid to lawn and has laurel planted along the border, which will soon grow further to provide more privacy. The rear garden is part shingled and part patio, offering a low maintenance area to enjoy dining and entertaining. There is also a timber shed with power connected.

The property has sealed unit UPVC windows and doors throughout, as well as an oil fired central heating system. There is also air conditioning fitted which circulates throughout the home (and also has heat settings).

The internal accommodation is accessed via a welcoming entrance hall, where this is a useful built in storage cupboard. The lounge has a window to the front aspect and opens to the modern kitchen/ diner, which has a window to the front plus French doors opening to the rear garden. The kitchen includes a range of modern wall and base units with worktop over, as well as a built in eye level oven and microwave, inset induction hobs with an extractor fitted above, plus an integrated dishwasher. All appliances are Bosch brand. The kitchen also includes a useful pull out pantry unit.

Beyond the kitchen/ diner is the additional utility room, which provides space for both a washing machine and tumble dryer. The utility is home to the wall mounted oil fired boiler, and also has a door to the rear garden.

The master bedroom is accessed through the utility, and was originally the garage prior to being converted. This bedroom enjoys a window to the front aspect, an independent air conditioning unit (which also has heat settings) plus an

en-suite shower room! There is also a ceiling hatch and drop down ladder for loft access.

To the other side of the bungalow are the three other double bedrooms, plus the modern shower room. The second bedroom is found at the front of the home with a window to the front aspect, whilst bedrooms three and four have windows to the rear. The third bedroom has a ceiling hatch for access in to the loft space specifically to provide easy access to the air conditioning unit which circulates throughout the home. The fourth bedroom has a built in airing cupboard housing the hot water tank, as well as a useful cloakroom with W.C and wash hand basin.

The shower room completes the accommodation and is a fully tiled suite, comprising of shower cubicle, W.C, wash hand basin and a heated towel rail.

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

Measurements

Entrance Hall

Lounge - 14' 11" x 12' 1"

Kitchen/ Breakfast Room - 23' 8" x 8' 11"

Utility - 9' 11" x 6' 8"

Bedroom 1 - 16' 8" max x 9' 11" with En-Suite

Bedroom 2 - 12' 4" max x 10' 1" max

Bedroom 3 - 10' 11" x 10' 1"

Bedroom 4 - 10' 4" x 10' with W.C

Tel: 01842 818282

Shower Room - 6' 11" x 5' 5"

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

Council Tax band - C

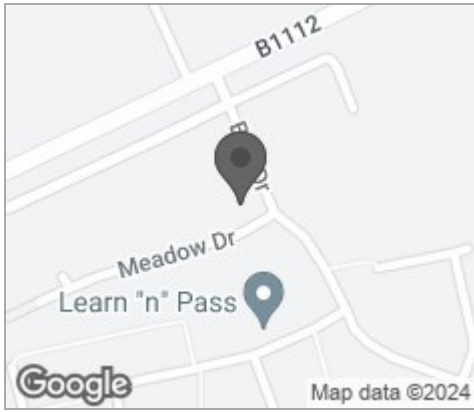
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.



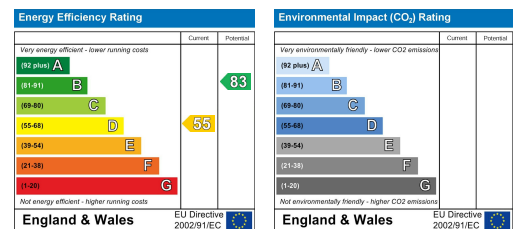


Floor Plan

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.



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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