



# Woodcutters Way

Lakenheath, IP27

Offers over £250,000

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## Description

This detached bungalow is available with NO ONWARD CHAIN and is well situated within the popular Woodlands development on the outskirts of Lakenheath village.

Internally the property comprises a welcoming entrance porch providing ample space to remove coats and shoes with a door leading into the lounge which enjoys an attractive bay window to the front. There is a spacious inner hall which includes a useful storage cupboard and an airing cupboard which houses the hot water cylinder, leading into a fully fitted kitchen.

The kitchen will require some updating however currently offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker and electric hob with extractor hood over, space for a washing machine, tumble drier and fridge freezer as well as an oil boiler which serves the oil fired central heating system, dual aspect windows and an external door.

There are two double bedrooms in addition to a third bedroom/dining room which includes patio doors that open into a CONSERVATORY. The conservatory, in turn, enjoys French doors overlooking a fully enclosed rear garden which has been patioed for ease of maintenance and includes personal door access into a detached garage,

To the front of the property there is a shingled front garden and driveway providing ample off street parking in front of the garage which benefits from an electric front door as well as power and light. There is also side gate access leading into the rear garden.

## Measurements

Entrance Porch - 6'1" x 3'1"

Lounge - 15'11" x 12'7"

Kitchen - 13'10" x 12'00"

Bedroom - 12'00" max x 11'10" max

Bedroom - 10'9" X 9'9"

Bedroom/ Dining Room - 8'3" x 5'8"

Conservatory - 9'8" x 9'8"

## Agents Note

Council Tax Band - West Suffolk, B.

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.

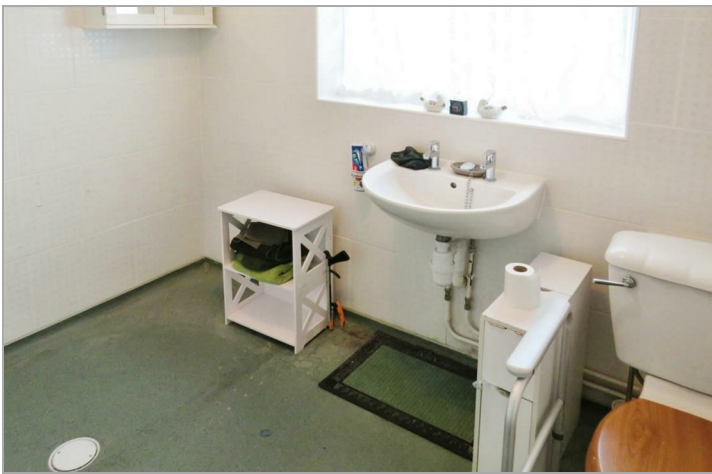
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

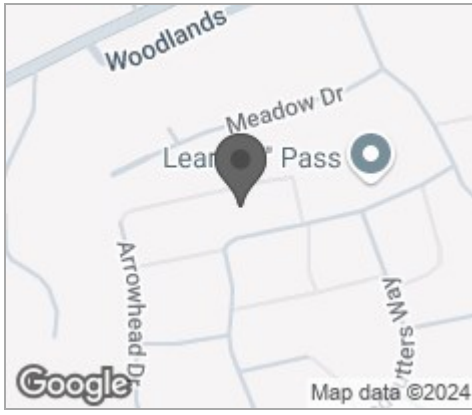
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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



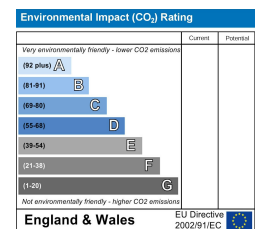
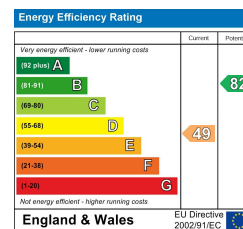


Floor Plan

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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