



Radcliffe Road

Raf Lakenheath, IP27

Price £260,000

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Description

This superb property is located on the popular LORDS WALK development and offers modern, spacious accommodation throughout. The house would make a superb FAMILY HOME or INVESTMENT and also benefits from an efficient electric air source heating system.

Downstairs the house offers a welcoming entrance hall which allows ample space to remove coats and shoes. The entrance hall includes a useful understairs storage cupboard, cloakroom W.C as well as stairs to the first floor landing. There is an impressive, open plan kitchen/ dining room which includes a range of wall and base level units, stainless steel sink and drainer, pantry storage cupboard, integrated dishwasher and cooker with electric hob and extractor hood over as well as space for a fridge freezer.

The downstairs accommodation is concluded by a lounge and UTILITY ROOM which includes a butler sink, additional wall and base level units, further space for appliances and a door leading out to the rear garden. There are also patio doors leading outside from the dining area.

Upstairs the property enjoys THREE DOUBLE BEDROOMS which all offer BUILT IN WARDROBES in addition to a contemporary family bathroom which comprises W.C, wash hand basin, heated towel rail and a bath with shower attachment over. The first floor landing features an airing cupboard, loft access hatch and a generous sized storage cupboard which the current owners use as a study/ home office space as shown in our photographs.

Outside the house benefits from ample driveway off street parking in the form of a large, shingled driveway as well as a fully enclosed garden which is predominantly laid to lawn and includes a patio and decking area for seating/ entertaining.

Measurements

Cloakroom W.C - 5'6" x 5'3"

Lounge - 15'5" x 10'10"

Kitchen/ Dining Room - 21'10" max x 9'9" max

Utility Room - 8'6" x 5'7"

Bedroom - 14'3" max x 9'2" max

Bedroom - 12'2" x 9'10"

Bedroom - 12'4" max x 9'5" max

Family Bathroom - 7'5" x 6'2"

Agents Note

Council Tax Band - West Suffolk, B.

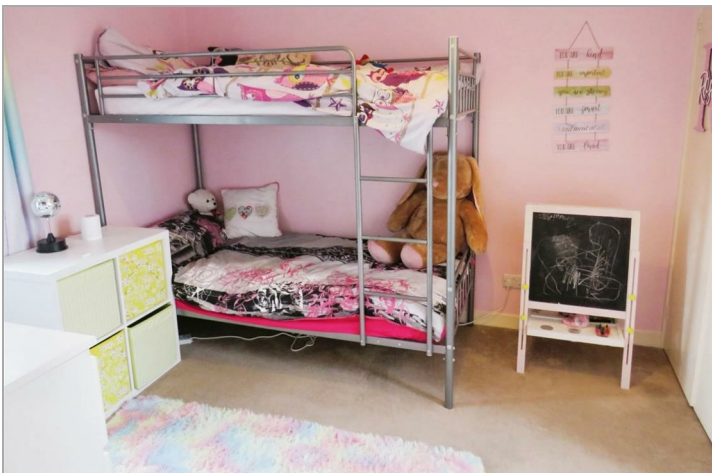
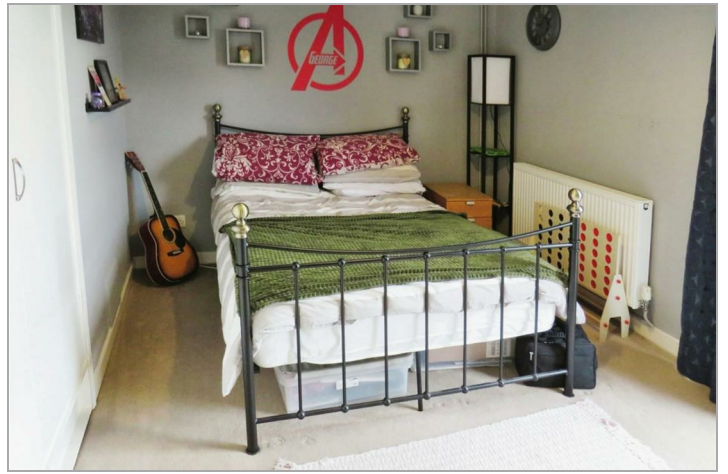
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

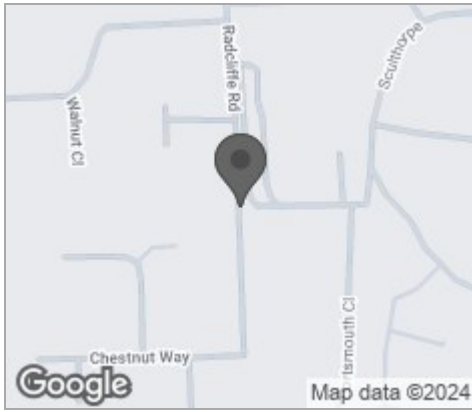
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

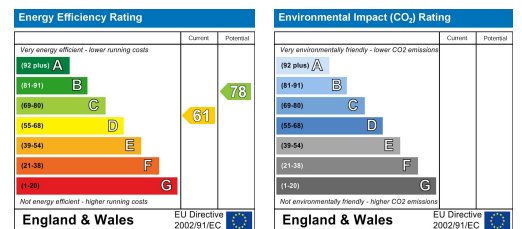
Tel: 01842 818282





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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