



# Eriswell Drive

Lakenheath, IP27

Offers over £300,000

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Lakenheath, Brandon, IP27

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## Description

Molyneux Estate Agents are extremely excited to offer this detached, family home found in the sought after village of Lakenheath, between the market towns of Brandon and Mildenhall.

The property enjoys a block paved driveway in front of the home, providing 'side by side' off street parking. To the rear is an enclosed garden, which is laid partly to patio, and partly to lawn.

The internal accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor, and a useful cloakroom with W.C and wash hand basin. To the left of the entrance hall is the lounge/ diner, this spacious room features a multi fuel burner, as well as a window to the front aspect and French doors opening out to the back garden. The dining area conveniently opens to the kitchen, which includes a range of fitted wall and base units with worktop over, as well as an island with inset hob and extractor fan over. There is a built in eye level oven and grill, and the kitchen opens to the family room, which provides a superb additional seating space to relax and look out over the garden. A useful utility and garage store complete the downstairs. The utility is home to the wall mounted boiler, whilst the garage store has an electric, remote controlled roller door to the front.

Upstairs the landing has a large built in airing cupboard housing the hot water tank, plus a ceiling hatch for access in to the loft space. Doors from the landing open to all four bedrooms and the family bathroom, with the master bedroom enjoying an attractive bay window to the front aspect, as well as an en-suite shower room and built in wardrobes with sliding mirrored doors. The en-suite comprises a shower cubicle, whilst the fully tiled family bathroom comprises both a bath and shower. Like the master, bedrooms two and four also have built in wardrobes with sliding mirrored doors, and bedroom three has a built in single wardrobe.

An internal viewing of this fantastic, family home comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall & Cloakroom

Lounge/ Diner - 26' 8" x 10' 8" max

Kitchen - 15' 5" max x 13' 2" max

Family Room 13' 3" x 13' 2"

Utility - 8' 5" x 7' 5"

Garage Store - 8' 5" x 6' 10"

Stairs to first floor landing

Bedroom 1 - 13' 6" x 12' 4" in to bay window

En- Suite

Bedroom 2 - 12' 10" x 9'

Bedroom 3 - 10' 5" max x 10' 1"

Bedroom 4 - 11' x 8'

Bathroom - 6' 7" x 6' 7"

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.

Tel: 01842 818282

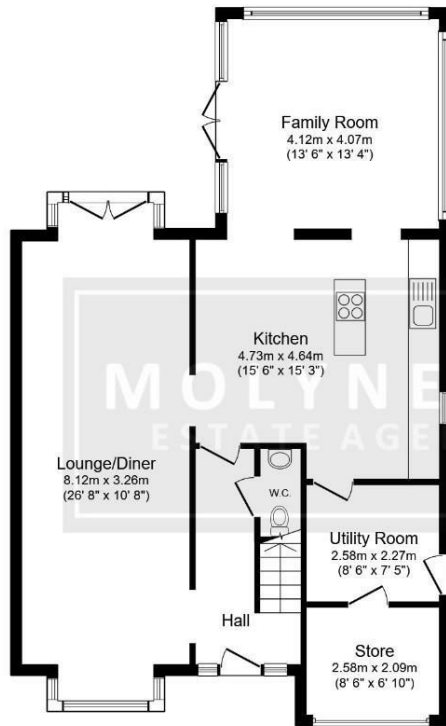
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

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.

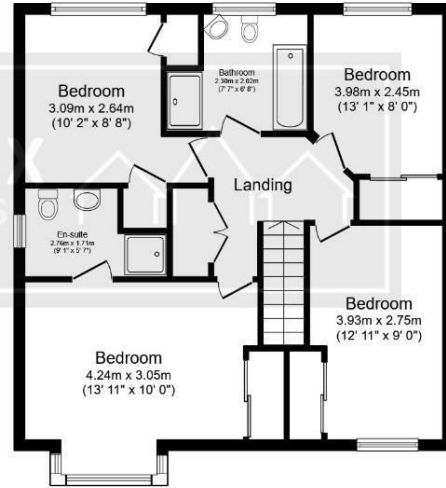
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.





### Ground Floor

Floor area 89.2 m<sup>2</sup> (960 sq.ft.)



### First Floor

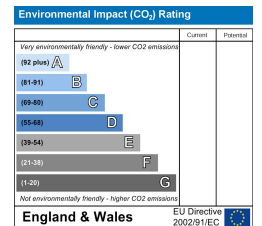
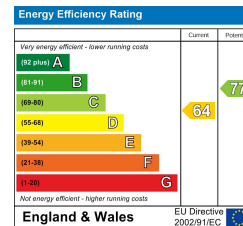
Floor area 67.7 m<sup>2</sup> (729 sq.ft.)

**TOTAL: 157.0 m<sup>2</sup> (1,689 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.



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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