



Hall Drive

Lakenheath, IP27

£450,000

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# Hall Drive

Lakenheath, Brandon, IP27

£450,000



## Description

This STUNNING and INDIVIDUAL FAMILY HOME is believed to date back to the early 1800's and is located in a pleasant, SECLUDED LOCATION on the outskirts of Lakenheath Village offering an exciting opportunity to update throughout. The property sits on a GENEROUS PLOT at the end of a private road with an impressive shingled driveway and garage and has been thoroughly EXTENDED whilst retaining its many CHARACTER FEATURES.

Internally the property comprises an expansive entrance hall which provides ample space to remove coats and shoes, as well as a useful storage cupboard. There is a recently fitted kitchen/ diner which comprises INTEGRATED fridge and dishwasher, wine storage rack as well as 1.5 bowl sink unit, Stoves cooker which will be included in the sale, door to rear garden and attractive EXPOSED BEAMS. There is also a separate UTILITY ROOM which houses the oil boiler, wash hand basin, W.C and space for further appliances.

The property boasts an impressive lounge which also enjoys exposed beams to the ceiling in addition to French doors leading into the rear garden and a stunning WOOD BURNER which makes a superb feature in this room. The downstairs accommodation is concluded with a separate DINING ROOM, downstairs STUDY/ HOME OFFICE and WET ROOM which offers a W.C, wash hand basin, shower and heated towel rail.

It is also worth noting that this property enjoys a generous sized CELLAR which is home to a high quality pool table as well as a slot machine (which is not in working order), both of which will be included with the sale of the house. Upstairs there are FOUR DOUBLE BEDROOMS which includes an EN SUITE bathroom to the master bedroom, as well as doors opening onto a small balcony. The FAMILY BATHROOM in turn comprises W.C, wash hand basin and bath with shower over.

The property sits on a generous plot overall and is approached by a long shingled driveway at the end of a private road. There is a picturesque woodland area beside the driveway which leads to the front of the property where you will find ample OFF STREET PARKING and a GARAGE with up and over door. The property also benefits from a side access gate leading into the superb rear garden which includes a large patio area for seating/ entertaining as well as brand new storage shed and a range of mature trees which are protected based on their location within a Conservation Area. There are also a selection of productive apple and plum trees within the rear garden. The property is served by an oil fired central heating system and the recently replaced tank is located within the gardens to the front of the property.

## Agents Note

Trees within the property boundary are subject to restrictions due to their location within a Conservation area.

The property is located at the end of Hall Drive which is a shared driveway that Dove House has a right of access over.

Council Tax Band - West Suffolk, 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.

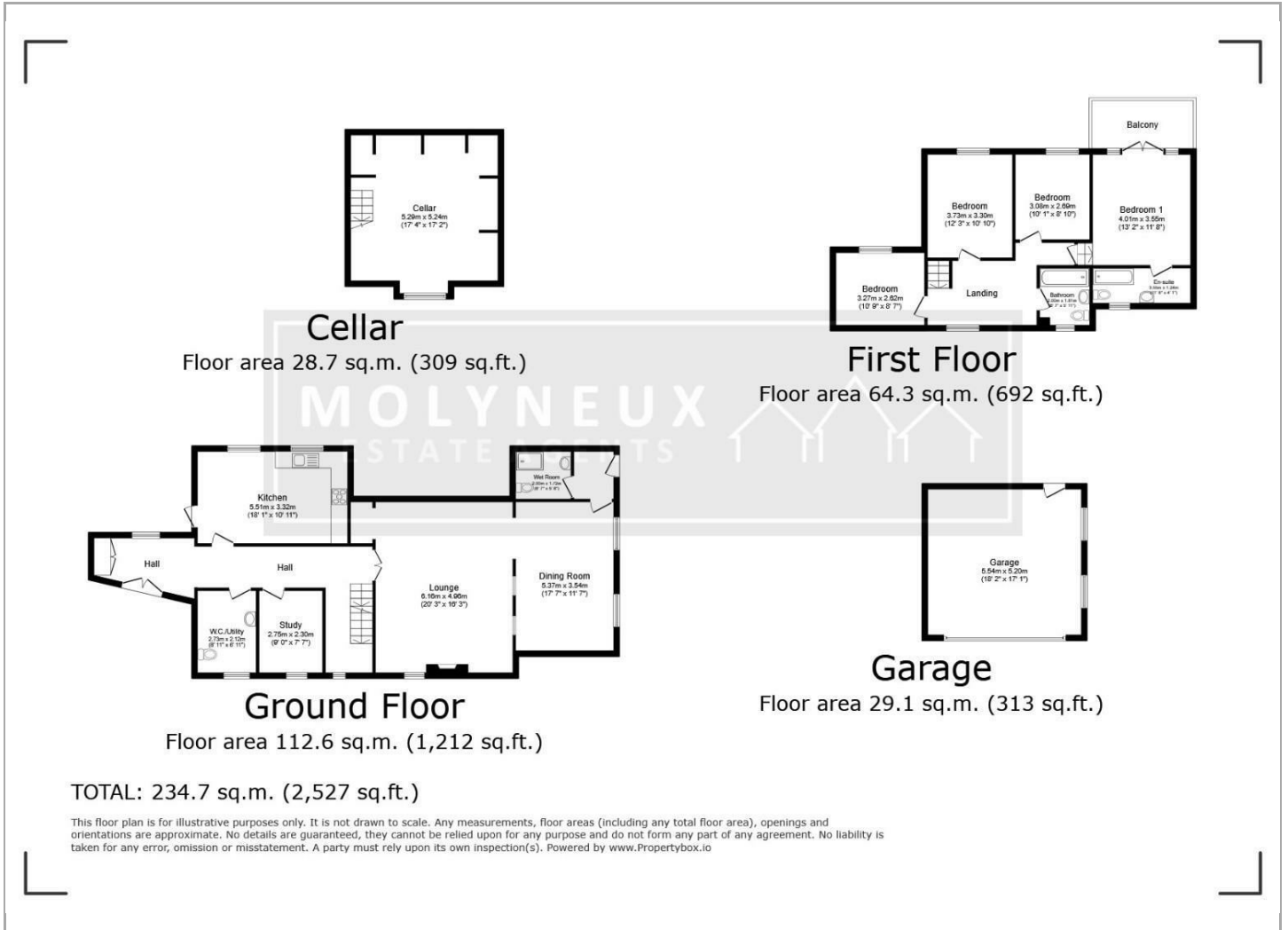
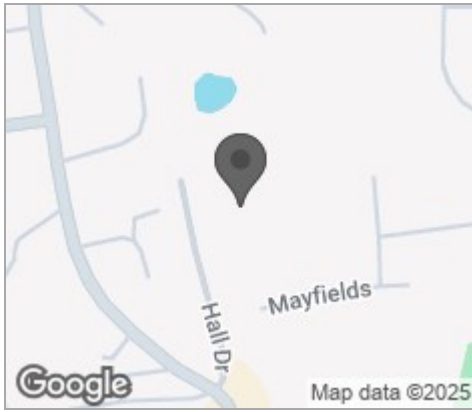
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to

Tel: 01842 818282

this.

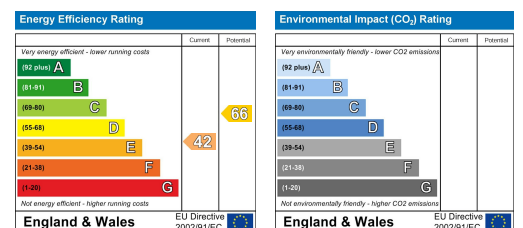
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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.

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

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