



Barr Drive

Lakenheath, IP27

Price £270,000

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Description

Molyneux Estate Agents are excited to offer this well presented, detached bungalow situated on the sought after 'Woodlands' development, on the outskirts of Lakenheath, a popular village found between Brandon and Mildenhall.

The bungalow has sealed unit UPVC windows and external doors, as well as an oil fired central heating system, and is offered with NO ONWARD CHAIN.

Located on a corner plot, the property enjoys low maintenance gardens to the front, side and an enclosed garden to the rear. with a timber shed included. There is also a brick garage and driveway providing ample off street parking.

The internal accommodation is accessed via a welcoming entrance porch which opens to the spacious lounge, which enjoys dual aspect with windows to both the front and side aspects.

The lounge opens to the kitchen, which includes a range of fitted wall and base units with worktop over. There is an inset sink and drainer, plus space for a washing machine, dishwasher, oven and fridge. The kitchen has a built in pantry cupboard, a window to the front aspect and a side door opening to the driveway adjacent to the home.

The kitchen opens to an inner hallway where there are two built in cupboards, one of which houses the hot water tank. There is also a ceiling hatch for access into the loft space.

The inner hall opens to all three bedrooms at the rear of the home, each with a window looking out to the rear garden. The family bathroom completes the accommodation, comprising a panelled bath with shower fitted over, W.C, wash hand basin, a heated towel rail plus a frosted window to the side aspect.

An internal viewing is now available and comes highly recommended!
Contact Molyneux Estate Agents to arrange.

Measurements

Entrance Porch

Lounge - 15' 9" x 13' 5"

Kitchen - 11' 2" x 11'

Inner Hall

Bedroom 1 - 13' 4" x 9' 10"

Bedroom 2 - 10' 1" x 8' 10"

Bedroom 3 - 10' 1" x 7' 10"

Bathroom - 8' 5" x 5' 6"

Council Tax band - 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.

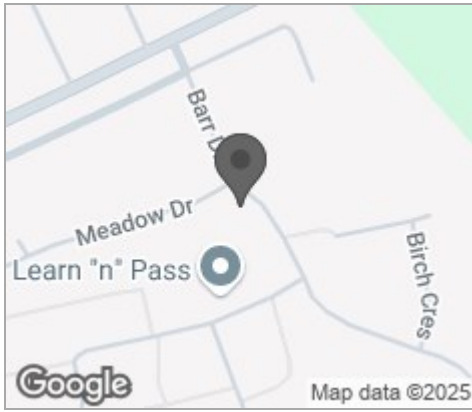
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

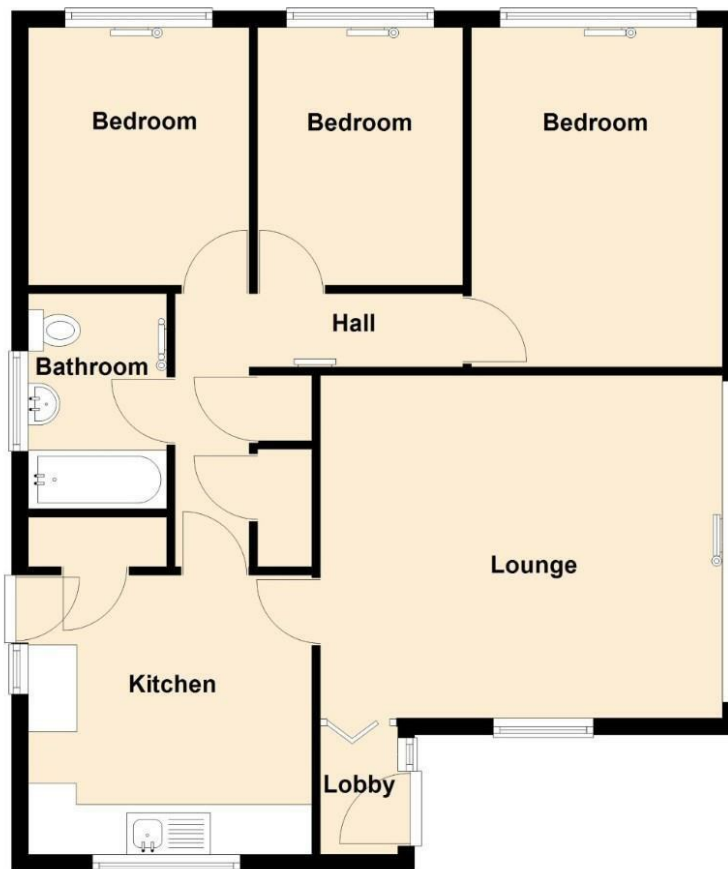
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





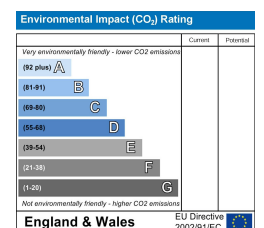
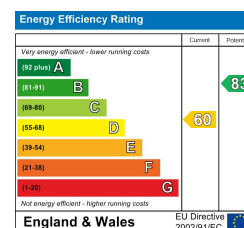
Ground Floor



4 Barr Drive, Lakenheath

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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