

MOLYNEUX
ESTATE AGENTS



Woodlands

Lakenheath, IP27

Price £385,000



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Description

This SPACIOUS DETACHED BUNGALOW is available with NO ONWARD CHAIN and enjoys an impressive CORNER PLOT on the popular Woodlands estate in Lakenheath. The property offers VERSATILE LIVING ACCOMMODATION and would make a superb FAMILY HOME!

Internally the bungalow comprises a welcoming entrance hall which includes a useful coat and shoe cupboard as well as an airing cupboard housing the hot water cylinder. There is a generous lounge with an electric feature fireplace leading into the separate DINING ROOM. The dining room includes three storage cupboards, two of which make a useful space for additional appliances whilst the third houses the oil fired boiler. There is also a CONSERVATORY with French doors opening out to the rear garden.

The kitchen is fully fitted and includes a range of wall and base level units, a pantry storage cupboard, 1.5 bowl stainless steel sink and space for a fridge freezer, dishwasher and cooker.

The four bedrooms include a master bedroom which offers an impressive DRESSING AREA in addition to an EN SUITE shower room with a W.C, shower cubicle and wash hand basin. There is also access into the fourth bedroom/ study which benefits from a BUILT IN WARDROBE. The second bedroom also includes BUILT IN WARDROBES.

The internal accommodation is concluded by a FAMILY BATHROOM which comprises W.C, wash hand basin, heated towel rail and a bath with electric shower over.

Outside, the property benefits from two driveways which have both been shingled for ease of maintenance. The property sits on a corner plot with a well maintained front garden and access to the rear garden via a side access gate as well as a double gate vehicular access. This could offer a superb opportunity to park a caravan/ mobile home in addition to

further off street parking

There is a GARAGE and workshop as well as two useful storage sheds. The oil tank is also located within the rear garden and serves an oil fired central heating system.

Measurements

Entrance Hall - 6'09" x 4'03"

Lounge - 17'08" max x 12'11" max

Dining Room - 16'04" max x 9'11" max

Conservatory - 11'00" x 10'10"

Kitchen - 13'03" x 7'07"

Bedroom - 10'09" x 8'03"

Dressing Area - 6'09" x 5'04"

En Suite Shower Room - 9'00" max x 4'09" max

Bedroom/ Study - 9'00" max x 8'01" max

Bedroom - 11'06" x 11'02"

Bedroom - 9'10" x 9'08"

Family Bathroom - 7'07" max x 6'06" max

Agents Note

There are Solar Panels to the roof of this property which are owned outright.

Council Tax Band - C

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.

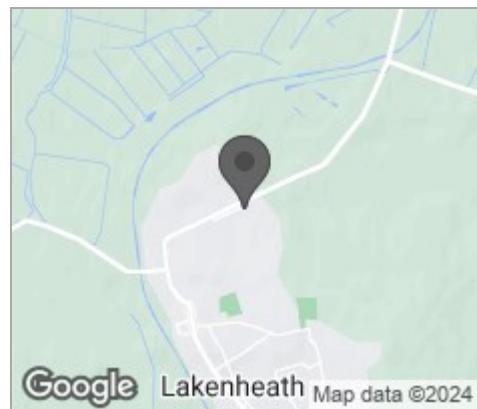
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B	76	82
(60-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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