

7 Gentle Rise Lakenheath IP27 9NB
£540,000

Balmforth
Homes of Distinction



DESCRIPTION

This stunning architecturally designed property occupies a unique position centrally in the village of Lakenheath and is set in the grounds of the historic 'Lakenheath Hall' extending to over 14 acres. Although construction originally commenced in 2014 the current owners have effectively carried out a 'new build' construction on the property which will benefit from a 10 year premier guarantee.

This plot extends to over 200sqm with the accommodation boasting two en-suites and both a living room over looking the landscaped gardens and a snug sitting room with a feature fireplace.

As benefits a property like this there is a bespoke luxury kitchen, Hardwood flooring in the reception areas and carpet to bedrooms. Number 7 is set in 0.5 acres (sts) and includes a detached double garage, landscaped gardens with a range of mature trees and shrubs.

Lakenheath Hall forms part of the Lakenheath conservation area and all aspects of the development have therefore been carried out in a sympathetic style to suit the parkland setting. This includes substantial sections of facing flint work with classic red brickwork and dark grey slate style roofs.

The Lakenheath Hall site has 5 existing dwellings which include three converted units in the old hall and three further new builds. The whole site does have planning consent for 7 further individual luxury homes and on completion will establish this site as not only unique but as one of the desirable locations in the area.

A management company will oversee the common areas and drives. A service charge is estimated at £1,000pa (tbc).

This property is also eligible to the "Help to Buy" Scheme, please contact the office for more details.

FEATURES

Tenure: Freehold

Parking: Double garage with electric up and over door

Gardens: 0.5 Acres (STS)

Heating: Oil central heating to radiators

Doors/windows: Double Glazing to timber frame

Warranty: 10 Year premier guarantee

Service charge: Approx £1,000 pa (tbc)

Council tax band (2018/19): TBC

EPC rating band: C

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL:

WC/SHOWER ROOM: 8'9" x 5'7" reducing to 3'2" (2.67m x 1.7m reducing to 0.97m)

Enclosed shower, white WC and pedestal basin.

LIVING AREA: 16'5" x 12'6" (5m x 3.81m)

KITCHEN/DINER: 21'9" reducing to 12'11" x 21'6" reducing to 10'7" (6.63m reducing to 3.94m x 6.55m reducing to 3.23m)

German style shaker kitchen in Elgin Grey, free standing Siemens range cooker with extractor hood over. Integrated microwave, full height fridge, full height freezer, dishwasher and butler style sink. Breakfast bar.

SITTING ROOM: 16'3" x 12'2" (4.95m x 3.71m)

Brick built fireplace.

UTILITY: 8'2" x 5'8" (2.49m x 1.73m)

Door to rear.

ON THE FIRST FLOOR:

LANDING:

MASTER BEDROOM: 16'5" x 12'11" (5m x 3.94m)

Full height window to front

EN-SUITE: 7'3" x 4'4" (2.21m x 1.32m)

Shower enclosure, low level WC and hand basin

BEDROOM TWO: 13'1" x 11'5" (3.99m x 3.48m)

Integrated triple wardrobe.

BEDROOM THREE: 11'6" x 9'9" (3.51m x 2.97m)

EN-SUITE: 8'5" x 3'11" (2.57m x 1.19m)

Shower cubicle, WC and pedestal hand basin.

BEDROOM FOUR: 11'11" x 8'9" (3.63m x 2.67m)

BATHROOM: 7'3" x 7'3" (2.21m x 2.21m)

Bath with shower over, hand basin and low level WC.

OUTSIDE:

Landscaped gardens to all sides with good size patio and

range of new planted and mature trees (subject to tpo).

GARAGE:

With up and over remote operated door and pedestrian door to the side.

AGENTS NOTE: The pond belongs to the adjacent property

VILLAGE & LOCAL AREA

Lakenheath has a wide range of amenities including:- shops, local services, public house, church, a national bank, modern doctors surgery and schooling for primary age. In addition, the recently opened "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing Football and Cricket clubs. Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with convenient ease.

VIEWING

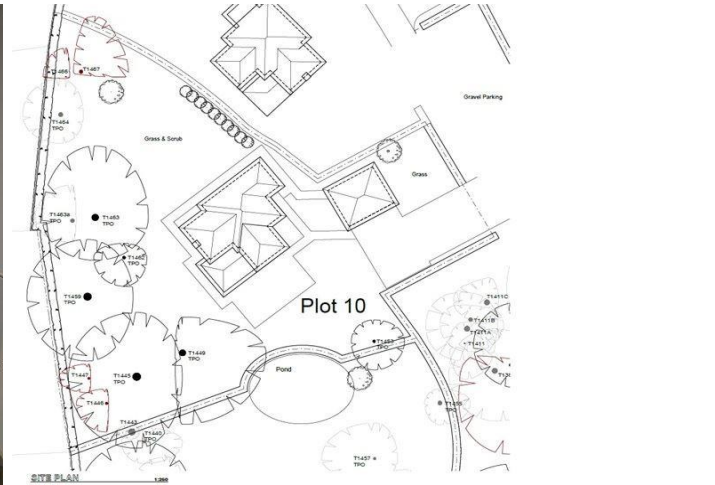
By appointment through Balmforth Estate

Agents, Valuers & Lettings Agents

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DIRECTIONS

From Mildenhall - Five Ways roundabout take the A1065 towards Brandon. Proceed along this road and take a left hand turn signposted to Lakenheath. On entering Lakenheath. Proceed along the High Street continuing through the village past the Half Moon public house, the road bears round to the right at Sharpes Corner into Station Road. Take the first right turn (next to Busseys Nursery) and head towards the back of the site.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9JSS>

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GROUND FLOOR
APPROX. FLOOR
AREA 1056 SQ. FT.
(98.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 856 SQ. FT.
(79.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1912 SQ. FT. (177.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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