



## 14 Birch Crescent, Lakenheath

£315,000 Freehold

Introducing this well-maintained 3-bedroom detached bungalow that presents an inviting living space that is both light-filled and airy. Nestled within a peaceful residential cul-de-sac, this property has been refurbished throughout, and exudes modern comfort and convenience in every corner. Whether you are enjoying the spacious enclosed rear garden with its inviting patio area or appreciating the natural landscape that surrounds the property, this bungalow presents an exciting opportunity to embrace a lifestyle of comfort in a sought-after location.



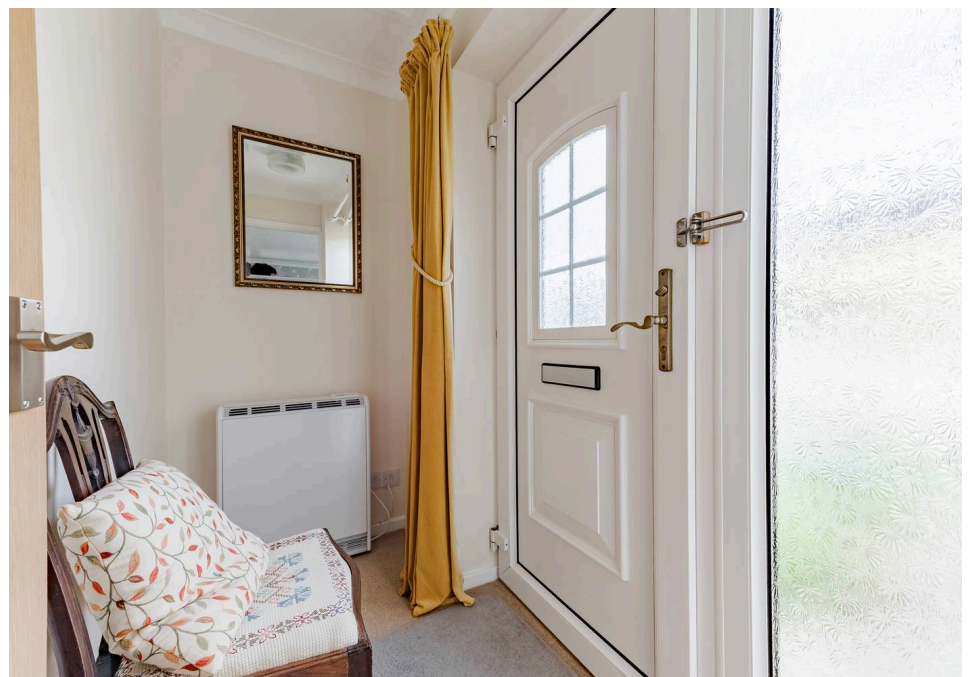
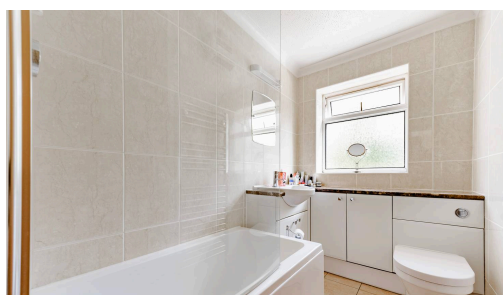
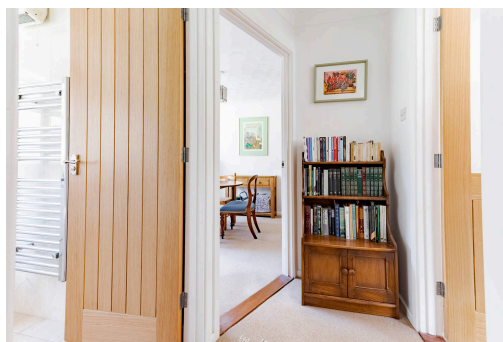
## Location

Located in the charming village of Lakenheath, Birch Crescent offers a peaceful residential setting while remaining conveniently close to key amenities. Lakenheath is well-known for its strong sense of community, scenic countryside surroundings, and excellent local services, including shops, schools, and leisure facilities. The village is home to RAF Lakenheath, bringing a vibrant and diverse atmosphere to the area. For commuters, easy access to major road networks, including the A11 and A14, ensures seamless travel to nearby towns such as Bury St Edmunds, Cambridge, and Thetford. With its blend of rural charm and modern convenience, this location is ideal for families, professionals, and those seeking a relaxed village lifestyle.



## Birch Crescent

Upon entering through the lobby, you are greeted by a welcoming lounge area that seamlessly connects to the front bedroom and the well-equipped kitchen. The kitchen boasts all the essential amenities, including a space for a cosy dining setup, and features a convenient door leading out to the garden.





From the kitchen, access into the hallway opens up to the remaining two bedrooms and the modern family bathroom, offering a practical layout that ensures ease of living.

A key highlight of this property is the expansive rear garden, a nature lover's paradise that extends into a picturesque woodland backdrop. Perfect for gardening enthusiasts and wildlife admirers, this serene setting provides a tranquil retreat where one can unwind and appreciate the beauty of the outdoors.

Further enhancing the living experience, the property includes a garage and a driveway, providing ample off-road parking space and extra storage options. With three generously sized bedrooms, this residence offers an ideal living environment for families seeking comfort and functionality.

Conveniently positioned for easy access to major road networks and essential amenities, this home offers a harmonious blend of urban connectivity and suburban tranquillity.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: B

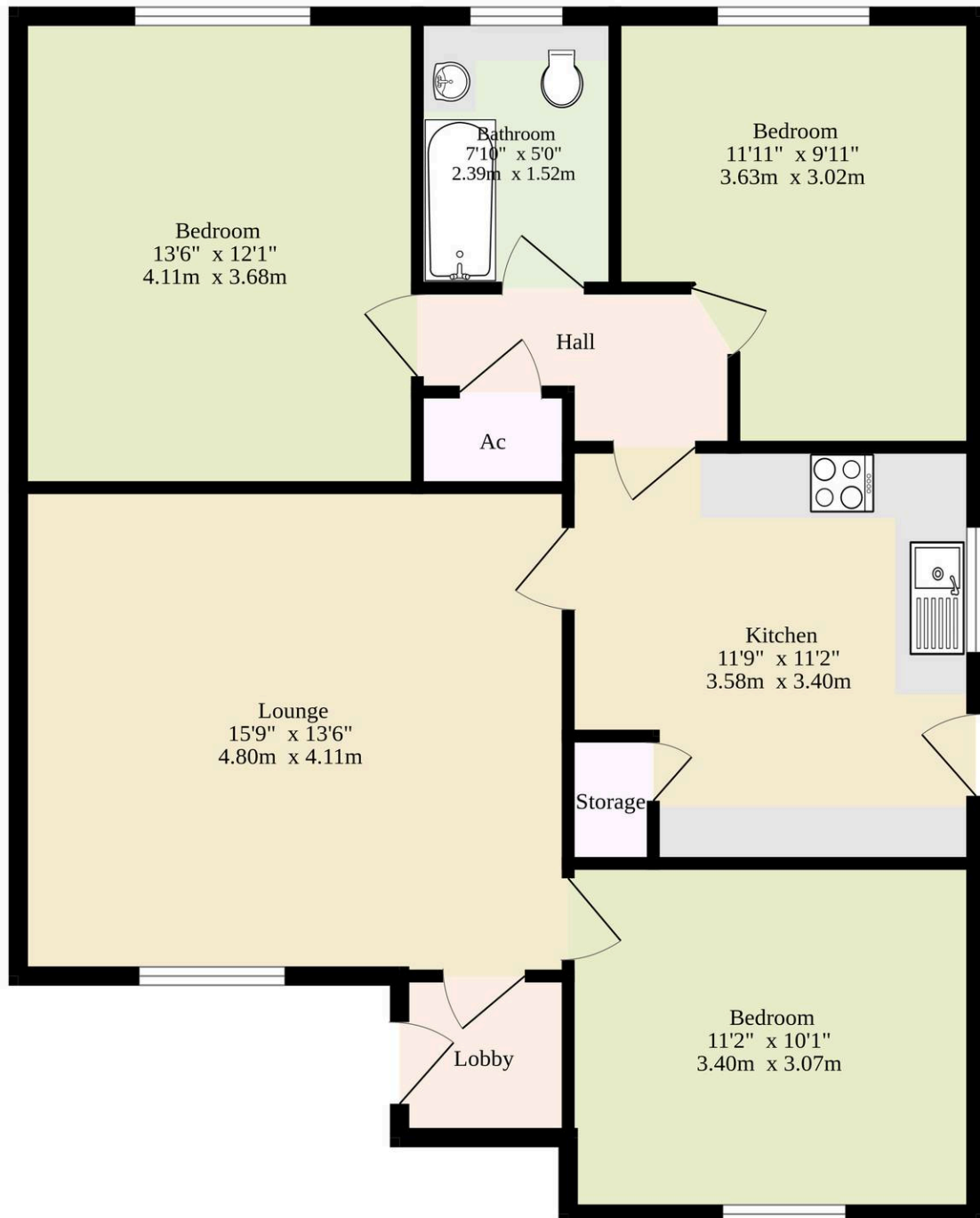
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



**Ground Floor**  
**810 sq.ft. (75.3 sq.m.) approx.**



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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