



**Victoriana Row, Lakenheath, Brandon, IP27 9QG**

**welcome to**

## **Victoriana Row, Lakenheath, Brandon**

Offering four good sized bedrooms, en-suite to master, stunning conservatory to rear, modern kitchen with adjoining utility and store rooms and spacious, flowing accommodation throughout, this home is destined to be a perfect family home or investment so early viewing is essential!

### **Summary**

An ideal family home or investment opportunity, with an estimated rental valuation of £1755pcm, this four bedroom property is found towards the edge of the village of Lakenheath. Being within a short walk of the village, where you will find a range of amenities and within just a short drive away from the market town of Brandon and Mildenhall, where you will find further amenities such as supermarkets, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, this property is in a great position!

Sitting back from the road, the property offers ample parking space to the front. Inside, you'll notice the accommodation is light, spacious and has a lovely flow to it! With a downstairs W.C, lovely, cosy living/dining room which spans the length of the property, modern kitchen with a range of appliances, a conservatory providing gorgeous panoramic views of the rear garden and a utility and store room, creating ample storage space, the downstairs space on offer here truly is envious! Upstairs, you'll find four great sized bedrooms, with the benefit of an en-suite to the master with an additional family bathroom, making it a perfect space for an already large or growing family!

To the rear, the garden has also been well maintained and continues to show how this property would make a lovely family home through offering a lovely, low maintenance space for children to grow and play or for adults to unwind and soak up that summer sun!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With double glazed door to front and door to:

#### **Ground Floor W.C**

With W.C, wash hand basin with stainless steel mixer tap over, extractor fan and radiator.

#### **Living / Dining Room**

26' 7" max. x 10' 7" max. ( 8.10m max. x 3.23m max. )  
With feature multifuel burner, double glazed bay window to front, double glazed doors to rear and two radiators.

#### **Garden Room**

13' 3" max. x 13' 5" max. ( 4.04m max. x 4.09m max. )  
Being of double glazed UPVC construction, with radiator.

#### **Kitchen**

13' 2" max. x 15' 5" max. ( 4.01m max. x 4.70m max. )  
With a range of wall and base units with worktop over, integrated raised electric oven, integrated electric hob on breakfast bar with stainless steel extractor hood over, integrated microwave, integrated dishwasher, integrated fridge/freezer, stainless steel sink unit with stainless steel mixer tap over, extractor fan, double glazed window to side and radiator.

#### **Utility Room**

7' 4" max. x 8' 5" max. ( 2.24m max. x 2.57m max. )  
With space and plumbing for washing machine, space for fridge/freezer, double glazed door to side and radiator.







### **First Floor Landing**

With built in storage cupboard housing hot water tank and access to the loft space, which is part boarded.

### **Bedroom One**

13' 3" plus bay window. x 10' plus wardrobes. ( 4.04m plus bay window. x 3.05m plus wardrobes. )  
With three built in wardrobes, double glazed bay window to front and radiator.

### **En-Suite**

With W.C, wash hand basin with stainless steel mixer tap over, shower cubicle with power shower over, shaver point, double glazed window to side and heated towel rail.

### **Bedroom Two**

12' 9" max. x 9' max. ( 3.89m max. x 2.74m max. )  
With built in wardrobes, double glazed window to front and radiator.

### **Bedroom Three**

8' max. x 11' 1" max. into cupboard. ( 2.44m max. x 3.38m max. into cupboard. )  
With double glazed window to rear and radiator.

### **Bedroom Four**

10' max. x 10' 5" max. ( 3.05m max. x 3.17m max. )  
With two built in storage cupboards, double glazed window to rear and radiator.

### **Bathroom**

Being fully tiled, with W.C, wash hand basin with stainless steel mixer tap over, panelled bath with stainless steel mixer tap and shower attachment over, double glazed window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property is a lawned garden with a block paved driveway, creating ample off road parking space.

#### **Store**

8' 5" x 6' 9" ( 2.57m x 2.06m )  
Please note that the other half of the garage has been converted into the Utility Room.

#### **Rear Garden**

To the rear of the property is an enclosed two-tiered rear garden which is largely laid to lawn with a paved patio area.



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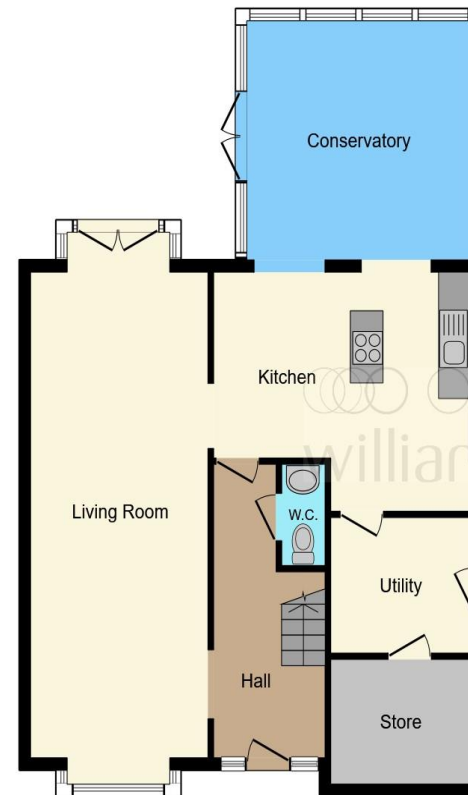
## Victoriana Row, Lakenheath, Brandon

- Detached Family Home
- Four Bedrooms
- Downstairs W.C, En-Suite to Master and Family Bathroom
- Spacious, Flowing Accommodation
- Modern Kitchen with Adjoining Utility and Store Rooms
- Living Room with Feature Multifuel Burner
- Sought After Village Location
- A Great Family Home or Potential for Investment!

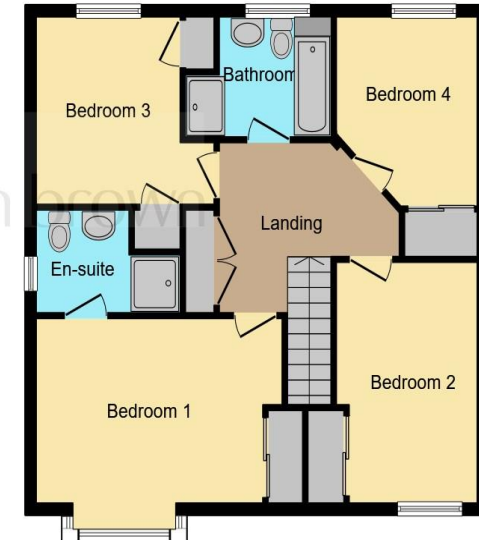
Tenure: Freehold EPC Rating: D

offers over

**£335,000**



Ground Floor



First Floor

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