



**Woodcutters Way, Lakenheath, Brandon, IP27 9JQ**



**welcome to**

## **Woodcutters Way, Lakenheath, Brandon**

Ready to Move into! This DETACHED BUNGALOW sits on a WONDERFUL PLOT and provides SCOPE FOR EXTENDING. The property consists of three bedrooms, a modern kitchen and spacious living room plus there is a LONG DRIVEWAY with detached garage!

### **Summary**

In a sought after residential estate within the desirable village of Lakenheath, you'll find this three bedroom detached bungalow. Being within walking distance of a wide range of local amenities, including a Co-Op store, various takeaways, train station and doctors surgery, and being just a short drive away from the market town of Brandon, 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 on a great sized plot, there is a long driveway with a detached garage and a pretty garden to the front and a great sized, sunny garden to the rear, which even offers the potential for the new owner to extend and add to the existing accommodation, subject to the relevant planning permissions.

Inside, the space on offer is well presented throughout and is ready to move straight into! Offering an entrance porch which takes you straight into the great sized, yet cosy, family living room, well equipped, modern kitchen, three great sized bedrooms and family bathroom, the space would lend itself perfectly for those looking to downsize to rural Suffolk or find their ideal family home!

An internal viewing is a must to truly appreciate the beauty of this home!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to side and radiator.

#### **Living Room**

15' 8" x 13' 6" max. ( 4.78m x 4.11m max. )

With window to front and radiator.

#### **Kitchen**

11' 3" max. x 13' 5" max. ( 3.43m max. x 4.09m max. )

With a range of units at wall and base level with worktop over, sink unit with mixer tap over, integrated fridge, space and plumbing for washing machine, electric oven and hob, larder cupboard, wall mounted boiler, window to front and door to side.

#### **Inner Hall**

With access to the loft space.

#### **Bedroom One**

9' 11" x 13' 5" ( 3.02m x 4.09m )

With window to rear and radiator.

#### **Bedroom Two**

10' 2" x 8' 9" ( 3.10m x 2.67m )

With window to rear and radiator.

#### **Bedroom Three**

10' 2" x 7' 11" ( 3.10m x 2.41m )

With window and door to rear and radiator.

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with shower attachment and mixer tap over, ceramic tiled flooring, heated towel rail and two windows to side.





## Outside

### Front Garden

To the front of the property is a garden which is laid to shingle for ease of maintenance with a range of shrub and floral borders and a lengthy driveway, providing both plenty of off road parking space and access to:

### Garage

With an up and over metal door.

### Rear Garden

To the rear of the property is a garden which is largely laid to lawn with a range of shrub and floral borders, a paved patio area and garden sheds.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Woodcutters Way, Lakenheath, Brandon

- Deceptively Large Plot
- Big Driveway and Detached Garage
- Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- 15'8 x 13'6 Living Room
- Popular Residential Location

Tenure: Freehold EPC Rating: Awaiting

# £310,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right onto London Road. Continue out of Brandon and, at the traffic lights, turn right onto Wangford Road. Continue the length of this road and take a left, which will take you into Lakenheath. Once in the village, turn right onto Barr Drive, followed by another right onto Woodcutters Way. Take the first left, staying on Woodcutters Way, and you will find the property on the right hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD109938 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01842 811058**



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



**williamhbrown.co.uk**