



Hall Fields, Lakenheath, Brandon, IP27 9LP

welcome to

Hall Fields, Lakenheath, Brandon

Having been thoughtfully extended and much improved by the current owners, this gorgeous detached bungalow offers four good sized bedrooms, three bathrooms, a garage and off road parking and a modern, open-plan reception space which would truly make you the envy of your neighbours!

Summary

Lakenheath is a popular village within West Suffolk and it's easy to see why it's so sought after! There is an array of shops, cafes and eateries plus a local village shop and, with being just a short commute away from the market town of Brandon, where there are further amenities and a train line with direct links to Cambridge and Norwich, it really is a great place to put down some roots!

The property itself has heaps of kerb appeal and simply commands a viewing! Having been thoughtfully extended and modernised through the years, there is an abundance of space and modern practicalities on offer. A welcoming entrance hall greets you and leads you into the gorgeous, open-plan living space, which is truly versatile and offers living, dining and office areas and make for a truly wonderful space to entertain! Further from this, there is a modern kitchen, with a range of appliances, four proportionate bedrooms, with the master benefitting from a en-suite wet room and walk in wardrobe and the second also having an en-suite and a further four piece family bathroom.

To the rear, there is a well presented garden which, similar to the internal accommodation, offers great space for entertaining, dining al fresco and simply unwinding and soaking up the sun.

The Accommodation

Entrance door to:

Entrance Porch

With door and window to side and radiator.

Open Plan Living Space

Living Area

11' 3" x 17' 6" (3.43m x 5.33m)

With window to front.

Dining Area

8' 10" x 11' 5" (2.69m x 3.48m)

With window to side and opening to:

Study

6' 6" x 14' 3" (1.98m x 4.34m)

Kitchen

11' 6" max. x 10' 11" max. (3.51m max. x 3.33m max.)

With a range of units at wall and base level with worktop over, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, integrated eye level double oven, electric hob, sink unit with mixer tap over, door to rear garden, window to rear and underfloor heating.

Bedroom One

10' x 11' 5" (3.05m x 3.48m)

With built in wardrobe, access to the loft space, window to side and radiator.

En-Suite

With W.C, wash hand basin with mixer tap over, tiled flooring and heated towel rail.





Bedroom Two

13' x 11' 5" (3.96m x 3.48m)
With door to side leading to the garden and radiator.

Walk-In Wardrobe

8' 5" x 4' 9" (2.57m x 1.45m)
With radiator.

Wet Room

With W.C, wash hand basin with mixer tap over, walk-in shower space with shower attachment over, tiled flooring, window to side and heated towel rail.

Bedroom Three

11' 1" max. x 8' 7" (3.38m max. x 2.62m)
With built in wardrobe, window to rear and radiator.

Bedroom Four

11' 10" x 10' 7" (3.61m x 3.23m)
With access to the loft space, window to front and radiator.

Bathroom

Being fully tiled, with W.C, wash hand basin with mixer tap over, corner shower cubicle with shower attachment over, corner bath unit, window to side and radiator.

Outside

Front Garden

To the front of the property is a garden which is laid to shingle for ease of maintenance and a brickweave driveway, which provides both off road parking space and access to:

Garage

With power and light connected and an up and over metal door.

Rear Garden

To the rear of the property is an enclosed garden.



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welcome to

Hall Fields, Lakenheath, Brandon

- Extended, Detached Family Bungalow
- Four Proportionate Bedrooms
- Master En-Suite, Wet Room & Bathroom
- Spacious Living Accommodation
- Popular, Open-Plan Living Style
- Sought After Suffolk Village Location
- Envious Reception Space
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: D

£375,000

directions to this property:

From the William H Brown office on Brandon's High Street, take a right at the traffic lights onto London Road and proceed out of Brandon, taking a right at the traffic lights onto Wangford Road. At the end of this road, take a left onto Station Road and proceed into Lakenheath. Continue round onto the High Street and take a left onto Hall Fields, where you will find the property on the right hand side of the road.



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.

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Property Ref:
BRD110048 - 0001

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