



Hall Drive, Lakenheath, Brandon, IP27 9JT

welcome to

Hall Drive, Lakenheath, Brandon

SET IN A SECLUDED LOCATION yet still within the HEART OF LAKENHEATH, this detached home is deceptively spacious, with nearly 2200sqft of accommodation and a VERY LARGE PLOT to boot! Offering FOUR PROPORTIONATE BEDROOMS, three reception rooms, a DOUBLE GARAGE and plenty of scope, viewing is a must!

Summary

In a rarely available location within an extremely popular village that allows you to experience a serene and quiet lifestyle whilst still being within just walking distance of local amenities, you will find this established four bedroom detached family home. Being close to the centre of the village, you're within easy walking distance of a wide range of local amenities and ,being just a short commute away from the larger 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 set in an ideal location!

Sitting on a stunning plot that really needs to be seen to be truly appreciated, this home offers expansive space both inside and out and, with the benefit of various outbuildings right from the off, you'll easily be impressed!

Inside, the internal accommodation expands out to offer a spacious and welcoming entrance hall, which branches off to a great sized, yet cosy, living room, separate dining room with adjoining porchway and ground floor shower room, a well equipped family kitchen, which has space for a range of appliances, study, W.C/utility room and a cellar downstairs, which could easily be moulded to suit a range of needs.

Upstairs, you'll find four proportionate bedrooms, with the master benefitting from an en-suite and a balcony with lovely field views and a family bathroom!

The Accommodation

Entrance door to:

Entrance Porch

With stairs to first floor landing, door to side, window to side and three radiators.

Cellar

17' 3" max. x 17' 3" max. (5.26m max. x 5.26m max.)
With power and light connected, window and radiator.

Sitting Room

16' 3" max. x 19' 11" max. (4.95m max. x 6.07m max.)
With a recess for storage, dual aspect windows, patio doors to rear garden, four radiators and archway to:

Dining Room

11' 5" x 17' 7" (3.48m x 5.36m)
With two windows to side, two radiators and door to:

Rear Porch

With door to rear garden, window, radiator and door to:

Ground Floor Shower Room

With a walk-in shower space, W.C, wash hand basin with mixer tap over and window.

Kitchen

18' max. x 10' 10" max. (5.49m max. x 3.30m max.)
With a range of wall and base units with worktop over, integrated dishwasher, integrated fridge, wine rack, sink unit with mixer tap over, space and point for range cooker, two windows to side, door to garden and radiator.





First Floor Landing

With window to front.

Bedroom One

13' 1" max. x 9' 6" into recess. (3.99m max. x 2.90m into recess.)

With a range of fitted units, door to balcony, window to rear and two radiators.

En-Suite

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, water cylinder and radiator.

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

With window to rear and radiator.

Bedroom Three

10' 8" x 8' 7" (3.25m x 2.62m)

With window to rear and radiator.

Bedroom Four

10' x 8' 10" (3.05m x 2.69m)

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, window to front and radiator.



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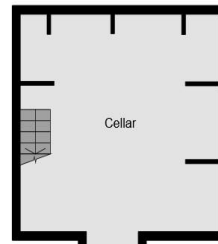
- Private and Secluded Location
- Established yet Generous Grounds
- Four Double Bedrooms, En-Suite to Master
- A Practical and Useable Cellar
- Two Large Reception Areas and a Study
- Double Garage and Ample Parking
- Scope for Further Improvements

Tenure: Freehold EPC Rating: E

£475,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right at the traffic lights onto London Road. Continue along this road, out of Brandon, and, at the next set of traffic lights, take a right onto Wangford Road. Continue the length of this road, then taking a left onto Station Road, where you will proceed into Lakenheath. Follow the road round onto the High Street and take a sharp left onto Hall Drive. Proceed to the end of the drive and, on the right hand side, you will find



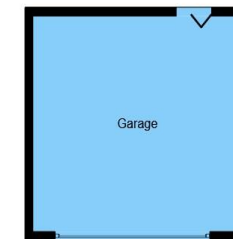
Cellar



Ground Floor



First Floor



Garage

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:
BRD110177 - 0001

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