



Broom Road Close, Lakenheath, Brandon, IP27 9EQ

welcome to

Broom Road Close, Lakenheath, Brandon

An extended detached bungalow set on a lovely private plot! Offering three double bedrooms, a modern walk-in wet room, a light and spacious lounge/diner, a garage with plenty of parking and a gorgeous conservatory overlooking the rear garden, it's set to make an ideal home!

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!

Sitting back from the road, the property sits on a lovely sized plot and offers an array of benefits throughout! Initially, you'll find a good sized, lawned garden to the front with a lengthy driveway that provides plenty of off road parking and also leads you to the handy garage.

Inside, the accommodation has been extended over the years to truly create a wonderful and versatile space that could suit any size of family. To the front, there is a welcoming entrance porch and hall, which take you on to the three double bedrooms, two of which have a lovely outlook over the front garden, a modern and accessible wet room, a well equipped family kitchen, with space for a breakfast table if desired and a lovely and spacious lounge/diner, which opens out to the rear conservatory, creating the heart of the home and a wonderful space to host and entertain family and friends throughout the year.

To the rear, the garden is also of a good size and is a relatively blank canvas so offers the new owner plenty of scope to leave the space as it is and enjoy it or to adapt it however they wish!

The Accommodation

Entrance door to:

Entrance Porch

With door to:

Entrance Hall

With door and window to front, access to the loft space and radiator.

Lounge / Diner

26' 3" max. x 12' 5" max. (8.00m max. x 3.78m max.)

With window to rear, door to Conservatory and two radiators.

Kitchen

11' 4" x 9' 9" (3.45m x 2.97m)

With a range of wall and base units with work surface over, sink unit with taps over, electric hob and oven with hood over, space and plumbing for washing machine, space for fridge/freezer, door and window to side and radiator.

Conservatory

9' 11" x 8' 3" (3.02m x 2.51m)

Being of brick and UPVC construction, overlooking the rear garden.

Bedroom One

10' 11" x 9' 11" (3.33m x 3.02m)

With window to side and radiator.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

With window to front and radiator.

Bedroom Three

9' 9" x 8' 10" (2.97m x 2.69m)

With window to side and radiator.





Wet Room

With W.C, wash hand basin with mixer taps over, walk-in wet room enclosure with shower attachment over and window to side.

Outside

To the rear of the property is an enclosed, private garden which is largely laid to lawn with a gate to the driveway and an outside oil tank.



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Broom Road Close, Lakenheath, Brandon

- Extended Detached Bungalow
- End of Cul Dec Location
- Lovely Private Plot
- Three Double Bedrooms
- Modern Wet Room
- Conservatory Overlooking Garden
- Garage & Ample Off Road Parking
- New Oil Boiler Installed

Tenure: Freehold EPC Rating: E

offers in excess of

£310,000

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 out of Brandon and, at the traffic lights, turn right onto Wangford Road. Follow the length of this road and take a left and continue into Lakenheath. Follow the road round onto the High Street and take a left onto Broom Road. Then take a left onto Sandgalls Road, followed by a further right onto Broom Road Close, where you will find the property on the left



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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