



Caudle Avenue, Lakenheath, Brandon, IP27 9AU

welcome to

Caudle Avenue, Lakenheath, Brandon

Tucked away nicely in the popular Suffolk village of Lakenheath, this detached bungalow must be viewed! Offering two double bedrooms, well presented accommodation, a garage with lengthy driveway for parking and lovely low maintenance front and rear gardens, it's a true delight!

Summary

Found in the sought after village of Lakenheath, with an array of amenities immediately on the doorstep, including a village shop and Post Office and various takeaways, all whilst being just a short journey away from Brandon, where you will find further amenities, including various independent retailers, supermarkets and a main train line with direct links to Cambridge and Norwich, you will find this two bedroom detached bungalow!

Sitting back from the road, the benefits to this property start immediately! With an immaculate, low maintenance garden to the front and a lengthy driveway, providing plenty of off road parking space and access to the garage, there is great practicality on offer!

Inside, the accommodation is well presented throughout and offers good sized rooms! An entrance hall branches off to two double bedrooms, the second of which is currently used as a dining room but could easily serve as a bedroom if required, a spacious living room with some lovely patio doors that extend out to the rear, a well-equipped kitchen and a family bathroom, offering great space!

To the rear, the garden has been just as well maintained and is also a lovely, versatile space that could easily be moulded to suit the new owners needs or simply left as is to enjoy!

Overall, viewing is essential to truly appreciate what's on offer!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, access to the loft space, built in airing cupboard and further built in storage cupboard and radiator.

Living Room

11' 11" max. x 17' max. (3.63m max. x 5.18m max.)

With two radiators, window to rear and door leading out to the rear garden.

Kitchen

7' 7" x 15' 1" (2.31m x 4.60m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and point for electric cooker, space for fridge/freezer, space and plumbing for washing machine, built in cupboard housing central heating boiler, window to rear, radiator and door to:

Side Passage

19' 9" x 3' 1" (6.02m x 0.94m)

Being sheltered, with door to front, door to Garage, door leading out to the rear garden and radiator.

Bedroom One

10' 11" x 10' 10" (3.33m x 3.30m)

With built in wardrobe, window to front and radiator.

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

With built in storage cupboard, window to front and radiator.





Bathroom

With W.C, wash hand basin with mixer tap over, bath unit with mixer tap and shower attachment over and window to rear.

Outside

Front Garden

To the front of the property is a pretty frontage, with an area of artificial grass and shingle, enclosed by a low level picket fence, with a concrete driveway, providing plenty of off road parking space and access to:

Garage

8' 3" max. x 20' 3" (2.51m max. x 6.17m)

With a metal up and over door to front, power and light connected and space for fridge/freezer.

Rear Garden

To the rear, the garden is fully enclosed and is largely laid to paving slabs with an area of lawn, an outside tap and a garden shed.



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Caudle Avenue, Lakenheath, Brandon

- Spacious Detached Bungalow
- Two Double Bedrooms
- Well Presented Accommodation
- Garage & Lengthy Driveway for Parking
- Lovely Low Maintenance Gardens
- Popular Suffolk Village Location
- Well-Equipped Kitchen
- Viewing Essential!

Tenure: Freehold EPC Rating: E

Offers in Excess of

£240,000



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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