



Caudle Avenue, Lakenheath, Brandon, IP27 9AU

welcome to

Caudle Avenue, Lakenheath, Brandon

Having been cleverly extended and being offered to the market with no chain, this detached bungalow would make for a great home! Offering the potential for up to four bedrooms, a stunning living/dining/sun room, fitted kitchen, pretty garden that has been split into two sections & a garage!

Summary

Found in the sought after village of Lakenheath, with an array of amenities immediately on the doorstep, including a village shop 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 four bedroom detached bungalow, which is being offered to the market with no onward chain!

On approaching the property, you'll notice it has an abundance of kerb appeal and plenty of off road parking space! And, with the detached garage, there is more space for either car or general storage.

Inside, the accommodation is spacious throughout and has been extended over the years to create a truly wonderful, versatile space that could suit a family of any size! Entering in through a reception room, which has the scope to be used as the fourth bedroom if required, you'll then find three further bedrooms, with the master having patio doors that open out to the rear garden, a modern shower room, a further bathroom, a well equipped kitchen, with plenty of space for appliances, and a great sized, open-plan living/dining/sun room, which truly is the beating heart of the home and creates a wonderful space for entertaining parties of any size throughout the year!

To the rear, the garden has also been carefully thought out and has been split to offer a further diverse space to enjoy!

The Accommodation

Entrance door to:

Bedroom / Reception Room

10' 8" max. x 12' 9" (3.25m max. x 3.89m)

With door to side, two windows to front and two radiators.

Inner Hall

With two built in storage cupboards, access to the loft space and two radiators.

Living / Dining / Sun Room

19' 1" x 20' 7" (5.82m x 6.27m)

With window to side and double doors opening out to the rear garden.

Kitchen

10' 4" x 10' 10" (3.15m x 3.30m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for dishwasher, space and plumbing for washing machine, space and point for electric oven, door to driveway to the side, window to side and radiator.

Master Bedroom

12' 10" x 14' 2" (3.91m x 4.32m)

With door leading out to the rear garden, freestanding wardrobes and radiator.

Bedroom

10' 10" x 9' 7" (3.30m x 2.92m)

With window to side and radiator.

Bedroom

9' 6" x 11' (2.90m x 3.35m)

With built in wardrobes, window to side and radiator.





Shower Room

With W.C, wash hand basin with taps over, walk-in shower cubicle with shower attachment over, window to rear and heated towel rail.

Bathroom

With W.C, wash hand basin with taps over, bath with shower head over, window to front and radiator.

Outside

Front Garden

To the front of the property, the garden is largely laid to brickweave, creating plenty of space for off road parking plus an additional concrete driveway, for further off road parking and access to:

Garage

Rear Garden

To the rear, the garden is split into two sections and is largely laid to lawn, with a paved patio area, access to the Garage, a gate to the front, a range of shrub and floral borders throughout and a garden shed.



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Caudle Avenue, Lakenheath, Brandon

- Smartly Extended Detached Bungalow
- Flexible Four Bedroom Accommodation
- Bathroom and Shower Room, Two Toilets
- Lovely Extension Overlooking Garden
- Good Size Gardens on a Lovely Corner Plot
- Garage & Off Road Parking
- Chain Free Sale
- Popular Village Location

Tenure: Freehold EPC Rating: D

£350,000 o.i.e.o



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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