



**Dogwood Walk, RAF Lakenheath, Brandon, IP27 9QP**

**welcome to**

## **Dogwood Walk, RAF Lakenheath, Brandon**

A four-bed detached home on a large Lord's Walk plot! With a ground floor master bedroom & en suite, open-plan living/dining with feature wood burner, three more spacious double bedrooms, a workshop & good sized garden, offering masses of potential - viewing essential!

### **Summary**

Encompassing a larger-than-average plot on the ever-popular Lord's Walk estate, this four-bedroom detached home offers massive potential for those looking to create their dream family residence.

Externally, you're greeted by a driveway with ample parking, a handy log store, and generous front storage, setting the tone for the convenience this property provides. The good-sized front garden adds instant kerb appeal.

Inside, while the home could benefit from some modernisation, that very blank canvas presents a rare opportunity to tailor every space to your tastes. The ground-floor master bedroom with en suite is perfect for multi-generational living or guests seeking privacy. The heart of the home is the spacious open-plan living/dining room, complete with a feature wood burner for cosy evenings; this flows seamlessly into the kitchen, offering a fantastic layout for entertaining or family gatherings.

Upstairs, you'll find three further double bedrooms, all with built-in storage, plus a family bathroom and a versatile ancillary room-ideal as a home office, study or playroom.

The rear garden, while in need of some TLC, is of excellent proportions, and the detached workshop extends your possibilities-think home gym, studio, office or games room.

With its spacious footprint, substantial grounds, and fantastic location, this property is a rare find. Viewing is absolutely essential to appreciate its true potential!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and built in understairs storage cupboard.

#### **Living / Dining Room**

10' 11" x 23' 7" ( 3.33m x 7.19m )

With feature woodburner, window to front, door to front and door leading out to the rear garden.

#### **Kitchen**

25' 2" x 9' 9" ( 7.67m x 2.97m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space for fridge/freezer, space and point for oven, two built in storage cupboards and door to rear.

#### **Master Bedroom**

13' 10" x 10' 6" ( 4.22m x 3.20m )

Being on the ground floor, with air conditioning unit and window to front.

#### **Master En-Suite**

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

#### **First Floor Landing**

With two built in storage cupboards.

#### **Bedroom Two**

9' x 13' ( 2.74m x 3.96m )

With window to rear.

#### **Bedroom Three**

11' 7" x 8' 1" ( 3.53m x 2.46m )

With window to front.







#### **Bedroom Four**

8' x 10' 1" ( 2.44m x 3.07m )

With window to rear.

#### **Family Bathroom**

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

#### **Outside**

##### **Front Garden**

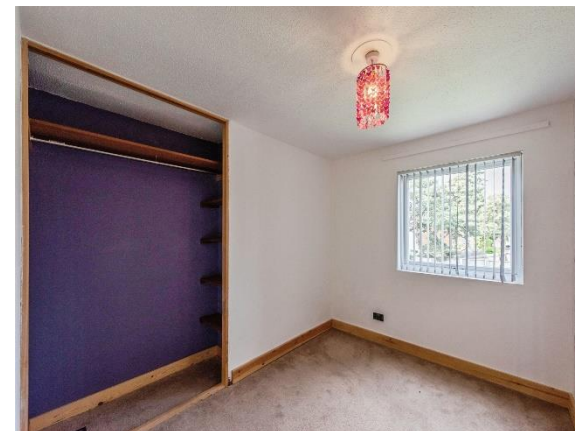
To the front of the property, the garden is largely laid to lawn with a concrete driveway, providing plenty of space for off road parking.

##### **Rear Garden**

To the rear, the property sits on a large plot and the garden is largely laid to lawn with a paved patio area.

#### **Outbuilding**

10' 6" max. x 21' 11" max. ( 3.20m max. x 6.68m max. )



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Dogwood Walk, RAF Lakenheath, Brandon

- Detached Four Bedroom Home on a Larger than Average Plot
- Ground Floor Bedroom with En-Suite - Great for Multi-Generational Living
- Open Plan Living/Dining Room with Feature Woodburner
- Three Further Double Bedrooms plus a Family Bathroom
- Versatile Room Upstairs - Perfect for a Home Office, Study or Hobby Room
- Detached Workshop - Ideal for a Home Gym, Office or Studio
- Driveway Parking, Log Store & Storage to Front
- Some Modernisation Required - Fantastic Opportunity to Personalise

Tenure: Freehold EPC Rating: F

**£295,000**



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](http://www.focalagent.com)

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD110605 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)

