



**Radcliffe Road, RAF Lakenheath, Brandon, IP27 9RG**



**welcome to**

## **Radcliffe Road, RAF Lakenheath, Brandon**

A stunning three-bed home on Lord's Walk estate! Enjoying a downstairs W.C & utility room, open-plan, spacious living/dining into modern kitchen, three double bedrooms, family bathroom & a versatile rear garden. Ready to impress!

### **Summary**

A truly stunning example of a well-kept, spacious home on the ever-popular Lord's Walk estate- perfectly positioned on the periphery of a sought-after Suffolk village and just a stone's throw from RAF Lakenheath, making it equally appealing to families, home movers, and investors.

Set back from the road, the property offers ample off-road parking and handy external storage. Inside, the current owner's care is evident, with bright and generous rooms throughout. A welcoming entrance hall leads to a downstairs W.C. and a utility room, ideal for keeping appliances out of sight. The heart of the home is the lovely open-plan living/dining room, which flows seamlessly into the modern, well-equipped kitchen-creating an ideal space for everyday family life or entertaining guests.

Upstairs, there are three good-sized bedrooms, each with built-in storage, and a contemporary family bathroom.

The good-sized rear garden offers a versatile outdoor space, perfect to enjoy immediately or to tailor to your tastes, whether that means adding recreational areas, landscaping, or a patio for al fresco dining.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, built in under stairs storage cupboard, stairs to the first floor landing and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with taps over, window to rear and radiator.

#### **Utility Room**

8' 6" x 5' 6" ( 2.59m x 1.68m )

With a range of wall and base units with work surface over, inset Butler sink with taps over, space and plumbing for washing machine, space for tumble dryer, door to rear garden and radiator.

#### **Living Room**

15' 5" x 10' 10" ( 4.70m x 3.30m )

With window to front and radiator.

#### **Kitchen / Diner**

9' 7" x 21' 10" max. ( 2.92m x 6.65m max. )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, integrated dishwasher, space for fridge/freezer, electric hob and oven, built in pantry, door to the rear garden, window to rear and radiator.

#### **First Floor Landing**

With window to front, built in airing cupboard and two further built in storage cupboards.

#### **Bedroom One**

12' 2" x 9' 10" ( 3.71m x 3.00m )

With built in wardrobe, window to front and radiator.





### Bedroom Two

9' 2" x 14' 3" ( 2.79m x 4.34m )

With built in wardrobe, window to rear and radiator.

### Bedroom Three

9' 5" x 12' 3" max. ( 2.87m x 3.73m max. )

With built in wardrobe, dual aspect windows to both the front and rear and radiator.

### Bathroom

With W.C, wash hand basin with taps over, P-shape bath with taps and shower attachment over, electric shaver point, window to rear and heated towel rail.

### Outside

#### Front Garden

To the front of the property, the garden is laid to gravel, providing plenty of space for off road parking.

#### Rear Garden

To the rear, the garden is also largely laid to lawn with a timber decking area, air source heat pump and gate.



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## Radcliffe Road, RAF Lakenheath, Brandon

- Well Kept Spacious Home on Lord's Walk Estate
- Prime Location near Village Amenities & RAF Lakenheath
- Ample Off Road Parking and External Storage
- Downstairs W.C & Useful Utility Room
- Open Plan Living/Dining Room flowing into a Modern Kitchen
- Three Double Bedrooms, all with Built in Storage
- Good Sized Rear Garden - Versatile and Easy to Adapt
- Ideal for Families, Homemovers or Investors!

Tenure: Freehold EPC Rating: D

**£250,000**



**Ground Floor**



**First Floor**

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)

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