



Caudle Avenue, Lakenheath, Brandon, IP27 9AU

welcome to

Caudle Avenue, Lakenheath, Brandon

A detached bungalow in a popular Suffolk village! Offered with no chain, there are three bedrooms, a spacious lounge, driveway, garage, car port and lovely rear garden, plus great potential to update, whilst being close to Brandon & rail links to Cambridge and Norwich!

Summary

Offered to the market with no onward chain, this detached bungalow is tucked away in a popular Suffolk village, combining village charm with easy access to town amenities-making it an exciting opportunity for those looking to modernise a home to suit their own style.

With everyday essentials on the doorstep and just a short drive to the nearby market town of Brandon, you'll find a wider array of amenities including supermarkets, independent shops, takeaways, schools, and a mainline train station with direct links to Cambridge and Norwich.

Set back from the road behind a charming front garden, the property enjoys a lengthy driveway, car port, and garage, offering ample off-road parking and storage.

Internally, the accommodation offers a blank canvas, brimming with potential. A welcoming hallway leads to a light-filled dual-aspect lounge, a well-equipped galley kitchen with space for appliances, three well-proportioned bedrooms, and a family bathroom.

To the rear, the generous garden offers just as much scope-whether you're looking for a relaxing retreat, space for entertaining, or even a vegetable patch.

Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

The Accommodation

Entrance door to:

Entrance Hall

With door to side, built in airing cupboard and access to the loft space.

Living Room

17' x 11' 1" (5.18m x 3.38m)

With dual aspect windows to both the front and side and radiator.

Kitchen

11' 10" x 8' 6" max. (3.61m x 2.59m max.)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, electric hob and oven, space and plumbing for washing machine, space for fridge/freezer, built in pantry cupboard, door to side and radiator.

Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m)

With fitted wardrobes, window to rear and radiator.

Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)

With fitted wardrobes, window to rear and radiator.

Bedroom Three

10' 7" x 8' 8" (3.23m x 2.64m)

With window to front and radiator.

Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, two windows to side and radiator.





Outside

To the rear of the property, the garden is enclosed by new fencing, a feature pond, gate to the fields at the rear and:

Outbuilding

With power and light connected, a water supply and door and window to side.

Garage

8' 2" max. x 17' (2.49m max. x 5.18m)

With power and light connected and door to side.



check out more properties at williamhbrown.co.uk



welcome to

Caudle Avenue, Lakenheath, Brandon

- Detached Bungalow in a Sought After Suffolk Village
- Sold with No Onward Chain!
- Three Bedrooms & Dual-Aspect Lounge
- Generous Front & Rear Gardens
- Long Driveway, Car Port & Garage
- Well Equipped Kitchen
- Easy Access to Brandon's Town Centre & Village Amenities
- Close to Rail Links with Direct Lines to Cambridge and Norwich

Tenure: Freehold EPC Rating: Awaited

£230,000



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

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110861 - 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



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



williamhbrown.co.uk

