



Lilac Drive, Lakenheath, IP27 9DX

welcome to

Lilac Drive, Lakenheath,

A SPACIOUS 5 BED DETACHED family home in a sought-after Suffolk village! Benefitting from double garage, rear garden, master en-suite, garden room, circa 2500sqft of versatile accommodation & ample off road parking and sold with no onward chain - viewing is essential!

Summary

Set within a sought-after residential area in a popular Suffolk village, this impressive detached family home is offered with no onward chain and is perfect for those seeking a home with space to grow.

With a variety of village amenities on the doorstep-including a Co-Op, takeaways and independent local traders-this location offers a true sense of community, whilst being just a short drive from Brandon for supermarkets, schools and mainline train connections to Norwich, Cambridge and London King's Cross.

Set back from the road with excellent kerb appeal, a double garage and ample off-road parking, the generous proportions of this home are clear from the outset.

The well-maintained interior offers a spacious and versatile layout, ready for new owners to personalise. A welcoming entrance hall leads to a cloakroom, a light-filled living room, a large kitchen/dining room-ideal for family meals and entertaining-a garden room, perfect for relaxing, a utility room, and a fifth bedroom/home office.

Upstairs, the spacious landing leads to four great-sized bedrooms, including a master with en suite, plus a family bathroom.

The rear garden offers a generous, private space, providing a perfect blank canvas to landscape as desired.

Viewing is essential to truly appreciate the size, flexibility and village lifestyle this home offers.

The Accommodation

Entrance door to:

Entrance Hall

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

Downstairs Cloakroom

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

Living Room

25' 4" x 14' 10" (7.72m x 4.52m)

With window to front, two windows to side and door leading out to the rear garden.

Garden Room

10' 3" x 11' 1" (3.12m x 3.38m)

With windows to all aspects and door leading out to the rear garden.

Kitchen / Dining Room

10' 3" x 27' 8" (3.12m x 8.43m)

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 ovens, integrated dishwasher, integrated fridge, built in breakfast bar and window to rear.

Utility Room

10' x 5' 8" (3.05m x 1.73m)

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, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer and door and window to side.





Bedroom Five/Home Office

8' 4" x 9' 11" (2.54m x 3.02m)

With window to side.

First Floor Landing

With access to the loft space, eaves storage, skylight and radiator.

Master Bedroom

10' 5" max. x 19' 9" max. (3.17m max. x 6.02m max.)

With some restricted head height, built in wardrobe, two skylights, window to front and two radiators.

Master En-Suite

With some restricted head height, W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, skylight and heated towel rail.

Bedroom Two

10' 8" max. x 14' 3" (3.25m max. x 4.34m)

With some restricted head height, dual aspect windows to both the rear and side and radiator.

Bedroom Three

12' 9" max. x 9' 5" max. (3.89m max. x 2.87m max.)

With some restricted head height, built in wardrobe, window to side and radiator.

Bedroom Four

7' 5" max. x 11' 8" max. (2.26m max. x 3.56m max.)

With some restricted head height, window to front and radiator.

Family Bathroom

With some restricted head height, W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, built in airing cupboard, skylight and heated towel rail.

Outside

Front Garden

To the front of the property, the space is enclosed by wooden fencing and has a paved driveway, providing plenty of space for off road parking and access to:

Double Garage

17' 4" x 20' (5.28m x 6.10m)

With doors leading out to the rear garden.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area.



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welcome to

Lilac Drive, Lakenheath, Brandon

- Impressive Detached Family Home
- Sought After Suffolk Village Location with Amenities Close By
- Double Garage plus Ample Off Road Parking
- Spacious Kitchen/Diner and Adjoining Garden Room
- Five Bedrooms, with One Downstairs
- Master Bedroom with En-Suite
- Generous Light Filled Living Room
- Close to Brandon with Train Links to Norwich, Cambridge and London

Tenure: Freehold

£425,000



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

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