



**Broom Road, Lakenheath, Brandon, IP27 9EZ**



**welcome to**

## **Broom Road, Lakenheath, Brandon**

VENDOR FOUND! A luxurious, fully renovated and extended detached bungalow in sought-after Lakenheath, close to a nature reserve, offering high-spec interiors, gated privacy, versatile living spaces and stunning landscaped gardens, making it a perfect buy for modern family life and those who enjoy entertaining!

### **Summary**

A rare opportunity to acquire an exceptional bungalow of the highest specification, beautifully extended and renovated to deliver a seamless blend of luxury, versatility & modern comfort.

Tucked away down a private lane, behind a wall with gated entry, the approach sets the tone for the exclusivity & elegance this home offers. A landscaped & immaculately maintained front garden is complemented by ample driveway parking & a garage.

Inside, the interiors showcase impeccable craftsmanship & design. A welcoming entrance hall flows into a bright & airy lounge, while a versatile office provides scope for a dining room, playroom, or an additional bedroom if desired. At the heart of the home lies the striking kitchen, complete with a sleek central island & bi-folding doors that extend out to the landscaped patio-an entertainer's dream, perfect for hosting gatherings both large & intimate. An adjoining utility room & separate shower room also add practicality.

The bedroom accommodation is equally impressive. The principal suite enjoys a dressing room & a stunning four-piece en suite. Two further bedrooms are generously proportioned & are served by a stylish four-piece family bathroom.

To the rear, the private garden is not overlooked and has been landscaped to create a serene & versatile retreat. From relaxed summer evenings to lively al fresco entertaining, this is a space designed to be enjoyed year-round!

### **The Accommodation**

Double entrance door to:

#### **Entrance Hall**

15' 4" max. x 14' 8" max. ( 4.67m max. x 4.47m max. )  
With double door to front, and radiator.

#### **Lounge**

19' x 11' 11" ( 5.79m x 3.63m )  
With feature fireplace, two windows to front and radiator.

#### **Office / Family Room**

15' 5" x 13' 6" ( 4.70m x 4.11m )  
With door to side, two windows to front and radiator.

#### **Kitchen**

11' 10" max. x 19' 10" max. ( 3.61m max. x 6.05m max. )  
A Howdens fitted kitchen with Neff appliances. Featuring a range of wall and base units with Quartz worktop over, inset sink unit with taps over, integrated double oven, integrated hob with integrated extractor, integrated wine cooler, breakfast bar, space for fridge/freezer, bi-folding doors leading out to the rear garden and radiator.

#### **Utility Room**

15' 3" max. x 10' 5" ( 4.65m max. x 3.17m )  
With space and plumbing for washing machine, space for tumble dryer, inset sink unit with mixer tap over, stable door leading out to the rear garden and radiator.

#### **Additional Shower Room**

With W.C with wash hand basin fitted above, shower cubicle with shower attachment over, window to rear and heated towel rail.





### **Master Dressing Room**

15' 7" x 8' 4" ( 4.75m x 2.54m )

With built in mirrored wardrobes, window to side, radiator and walkway through to:

### **Master Bedroom**

With window to rear and radiator.

### **Master En-Suite**

7' 10" max. x 12' 11" max. ( 2.39m max. x 3.94m max. )

With W.C, his and hers wash hand basin with mixer taps over, large shower cubicle with shower attachment over, bath with mixer tap and shower attachment over, heated towel rail and window to rear.

### **Bedroom Two**

10' 10" plus recess. x 11' 10" ( 3.30m plus recess. x 3.61m )

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

### **Bedroom Three**

10' 10" x 11' 9" ( 3.30m x 3.58m )

With window to side and radiator.

### **Family Bathroom**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, bath with mixer taps over, window to side and heated towel rail.

### **Additional Shower Room**

With W.C with wash hand basin fitted above, shower cubicle with shower attachment over, window to rear and heated towel rail.



## **Outside**

### **Front Garden**

To the front of the property, the garden is enclosed by a brick wall and an electric gate and features mature flower and shrub beds throughout. There is also ample space for off road parking and access to:

### **Garage**

17' 11" x 9' 2" ( 5.46m x 2.79m )

With electric roller door to front.

### **Rear Garden**

To the rear of the property, the garden is also enclosed by a brick wall and is largely laid to lawn with a paved patio area, external oil tank and:

### **Store**

20' x 10' ( 6.10m x 3.05m )



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## Broom Road, Lakenheath, Brandon

- Extended & Fully Renovated Detached Bungalow of Exceptional Quality
- Private Lane Setting with Gated Entry for Exclusivity & Privacy
- Larger than Average Landscaped Front Garden, Garage & Ample Driveway Parking
- Versatile Office/Dining Room/Playroom or Potential Fourth Bedroom
- Striking High-Spec Kitchen with Central Island & Bi-Folding Doors to the Garden
- Utility Room plus Additional Shower Room
- Three Spacious Bedrooms, including Principal Suite with Dressing Room & Four Piece En-Suite
- Private, Not Overlooked Landscaped Garden with Stunning Patio - Great for Entertaining!

Tenure: Freehold EPC Rating: D

offers in the region of  
**£680,000**



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)

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