



**Highfields, Lakenheath, Brandon, IP27 9EA**

**welcome to**

## **Highfields, Lakenheath Brandon**

Tucked away in the sought after village of Lakenheath, this large bungalow has been lovingly renovated throughout by the current owner to create a lovely family home offering four bedrooms, a modern kitchen, utility room, spacious rooms, all on a great sized plot with lovely gardens!

### **Summary**

Tucked away down in a desirable road within the Suffolk village of Lakenheath, you will find this renovated four bedroom detached bungalow. Being just a short stroll away from the centre of the village where you will find a range of amenities and within just a short drive away from the market town of Brandon, where you will find further amenities such as supermarkets, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, this property is positioned perfectly!

Having undergone a programme of refurbishments in it's current ownership, the bungalow has been meticulously renovated and now offers a spacious, well presented home which would lend itself perfectly to families. Sitting on a large plot, the property sits prominently within the road and immediately offers a great sized garden to the front, driveway for off road parking and garage. Inside, you're greeted by a welcoming hallway which branches off to a contemporary family kitchen, great sized living/dining room, with a lovely bay window to front, creating a lovely light space to entertain family and friends throughout the year, a handy porch/utility room which keeps the washing machine and tumble dryer nicely tucked away, four good sized bedrooms, a handy guest W.C and further family bathroom.

To the rear, the garden here is also spacious and offers great space for families to unwind and relax in those warmer summer months.

Viewing is essential!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With double glazed door to front, access to the loft space and two built in storage cupboards.

#### **Guest W.C**

With W.C.

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

28' max. x 19' 9" max. ( 8.53m max. x 6.02m max. )

With dual aspect double glazed windows to the front and rear and two radiators.

#### **Kitchen**

11' 9" max. x 14' 6" max. ( 3.58m max. x 4.42m max. )

With a range of units at wall and base level with worktop over, composite sink unit with stainless steel mixer tap over, electric oven with electric hob, space for fridge/freezer and radiator.

#### **Porch / Utility Room**

10' 8" x 6' 5" ( 3.25m x 1.96m )

With a range of units at base level with worktop over, space and plumbing for washing machine, space for tumble dryer, double glazed door to front and double glazed window to side.

#### **Bedroom One**

15' max. x 13' 2" max. ( 4.57m max. x 4.01m max. )

With double built in wardrobe and further built in storage cupboard, double glazed window to side and radiator.

#### **Bedroom Two**

13' 2" x 14' 5" ( 4.01m x 4.39m )

With double glazed window to rear and radiator.





### **Bedroom Three**

11' 8" max. x 14' 6" max. ( 3.56m max. x 4.42m max. )  
With double glazed window to rear and radiator.

### **Bedroom Four**

10' 6" x 9' 6" ( 3.20m x 2.90m )  
With built in storage cupboard, double glazed window to side and radiator.

### **Bathroom**

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with stainless steel shower attachment over, heated towel rail and double glazed window to side.

### **Outside**

#### **Front Garden**

To the front of the property is a large plot garden which is largely laid to lawn with a driveway, providing both off road parking space and access to:

#### **Garage**

29' x 10' 3" ( 8.84m x 3.12m )  
Being of brick built construction.

#### **Rear Garden**

To the rear of the property is a further large, private garden which is also largely laid to lawn with an external oil fired boiler.



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welcome to

## Highfields, Lakenheath, Brandon

- Spacious Detached Bungalow
- Four Good Sized Bedrooms
- Refurbished to an Extremely High Standard Throughout
- Sitting on a Large Plot
- Spacious Accommodation
- Immaculately Presented
- Modern Kitchen and Separate Utility Room
- A Great Family Home!

Tenure: Freehold EPC Rating: E

Offers in Excess of

**£365,000**

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right at the traffic lights onto London Road. Continue out of Brandon and, at the traffic lights, take a right onto Wangford Road. Continue the length of this road and take a left onto Station Road and proceed into Lakenheath, continuing onto the High Street. Take a left onto Wings Road and continue onto Cemetery Road, taking a right onto Highfields. Here you will find the property on the left hand side, just after the turning for Pashford Close.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Property Ref:  
BRD109521 - 0001

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