



**Caudle Avenue, Lakenheath IP27 9AU**

**welcome to**

## **Caudle Avenue, Lakenheath**

A detached chalet bungalow located within a cul-de-sac of similar properties offering well proportioned accommodation throughout with three bedrooms, three reception rooms and a useful loft storage room. Early viewing highly recommended.

### **Entrance Hall**

With two storage cupboards, stairs leading to first floor and door to cloakroom and opening to:

### **Lounge**

21' 11" x 10' 11" ( 6.68m x 3.33m )

With electric heater, log burner and double glazed windows to front and rear aspects.

### **Kitchen**

10' 6" x 9' 11" ( 3.20m x 3.02m )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in double oven with electric hob and extractor over, spaces for appliances, double glazed window to front aspect, door to side and opening to:

### **Dining Room**

10' 11" x 9' 11" ( 3.33m x 3.02m )

With double doors opening to:

### **Conservatory**

12' 6" x 12' ( 3.81m x 3.66m )

Of brick construction with double glazed windows to both sides, sliding patio doors to rear garden.

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, wash hand basin and double glazed window to front.





### **First Floor Landing**

With doors to:

#### **Bedroom One**

15' 9" + wardrobes x 11' ( 4.80m + wardrobes x 3.35m )

With electric heater, built in wardrobes and double glazed window to rear aspect.

#### **Bedroom Two**

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

With electric heater and double glazed window to front aspect.

#### **Bedroom Three**

9' 11" x 9' 10" ( 3.02m x 3.00m )

With electric heater, double glazed window to rear aspect and stairs leading to loft room.

#### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wall mounted wash hand basin, low level w.c and double glazed window to front.

#### **Loft Room**

27' 6" x 9' 9" ( 8.38m x 2.97m )

For storage use.

#### **Outside**

To the front of the property there is a shallow lawned garden with low level brick retaining wall. A driveway to the right of the property provides off road parking for two vehicles and leads to the garage. The rear garden is presented for ease of maintenance with block paved areas, shingled areas with shrub and plant borders.

#### **Garage**

17' 4" x 8' 5" ( 5.28m x 2.57m )



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## Caudle Avenue, Lakenheath Brandon

- Detached Chalet Bungalow
- Dual Aspect Lounge
- Kitchen & Dining Room
- Addition of a Conservatory
- Three Bedrooms

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: C

guide price

**£260,000**



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Property Ref:  
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