

# Clunch Close

Lakenheath, Brandon, Suffolk, IP27 9ER  
£1,300 pcm



A newly constructed, spacious and well presented 3 bedroom detached bungalow located in the heart of this popular Suffolk village. Situated within easy reach of RAF Lakenheath, Feltwell and Mildenhall, the property is ideally suited for USAF clients.

- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Master Bedroom With En-Suite
- 2 Further Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- Enclosed Rear Garden
- View Now.



## SITUATION & LOCATION

This brand new 3 bedroom detached bungalow is located within the heart of Lakenheath village and is situated within easy reach of RAF Lakenheath, Feltwell and Mildenhall.

The property benefits from well laid out accommodation and in particular enjoys a pleasant kitchen/dining room; master bedroom with en-suite shower room; family bathroom and enclosed gardens.

**Internal viewings are recommended to avoid missing out on the opportunity to rent such a property.**

Lakenheath has a range of amenities including churches; public houses; shops and other services; sporting and recreation facilities; a doctor's surgery and schooling for younger children. Lakenheath railway station is about 2 miles from the village centre. Lakenheath is about 6 miles from Brandon and 12 miles from the larger Norfolk town of Thetford. The town of Mildenhall lies approximately 4 miles away with Bury St. Edmunds located approximately 10 miles to the South.

## ENTRANCE HALL

With entrance door; fitted carpet.

## LOUNGE

11' 9" x 15' 8" (3.6m x 4.8m) Fitted carpet; radiator; French doors to outside.



## KITCHEN/DINER

28' 6" x 11' 9" (8.7m x 3.6m) Fitted kitchen with range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit; built-in electric oven and hob with extractor over; ceramic tiled floor; radiator.



## UTILITY ROOM

With range of wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit; plumbing for automatic washing machine; ceramic tiled floor.

## BEDROOM 1

11' 9" x 12' 5" (3.6m x 3.8m) Fitted carpet; radiator.



### EN-SUITE SHOWER ROOM

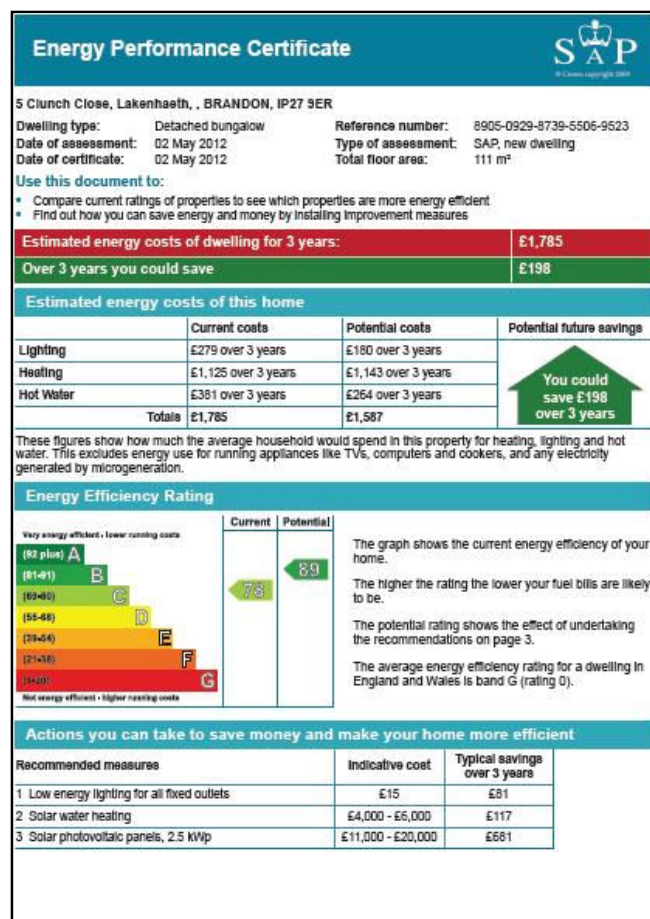
With tiled shower cubicle and plumbed in shower; w.c; wash hand basin; radiator; ceramic tiled floor.

### BEDROOM 2

11' 9" x 10' 2" (3.6m x 3.1m) Fitted carpet; radiator; built-in double wardrobe cupboard.

### BEDROOM 3

10' 2" x 12' 5" (3.1m x 3.8m) Fitted carpet; radiator; built-in double wardrobe cupboard and single wardrobe cupboard.



### FAMILY BATHROOM

White suite comprising of panelled bath with shower over; w.c; wash hand basin; radiator; fully tiled walls and floor.



### OUTSIDE

The garden is enclosed by walling and fencing and is chiefly laid to lawn. Within the garden is a paved patio area and oil tank.

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