# 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

Chilterns

- 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.

| 5 Clunch Close, Lakenhaeth,<br>Dweiling type: Detach<br>Date of assessment: 02 May  |  |  | S   | <sup>w</sup> P |  |
|---|--|--|---|----------------|--|
| Date of certificate: 02 May<br>Use this document to:<br>• Compare current ratings of pro<br>• Find out how you can save end   | red bungalow<br>y 2012<br>y 2012<br>perties to see which pro | Reference number:<br>Type of assessment<br>Total floor area:<br>perties are more energy e  | 111 m²<br>flicient  |                |  |
| Estimated energy costs of dwelling for 3 years:   |  |  |   | £1,785         |  |
| Over 3 years you could s  | ave  |  | £198  |                |  |
| Estimated energy cost   | ts of this home  |  |   |                |  |
| Current costs   |  | Potential costs  | Potential fut   | ure savinos    |  |
| Lighting  | £279 over 3 years  | £180 over 3 years  |   | You could      |  |
| Heating   | £1,125 over 3 years  | £1,143 over 3 years  | Vous  |                |  |
| Hot Water   | E381 over 3 years  | £264 over 3 years  |   | save £198      |  |
| Totais f  | Totals £1,785  |  | over 3  | over 3 years   |  |
| Energy Efficiency Rational Statement (1997) Provided Statement (1997)   | Current Potent   | The graph shows home.  | he current energy effic   |                |  |
| (5-46) (<br>(5-46) (<br>(3-46) (<br>15-00) (<br>16-00)  | G  | the recommendati<br>The average ener<br>England and Wale   | y efficiency rating for a s is band G (rating 0).   |                |  |
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To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rates). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no upfront cost.







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