



WINGFIELD AVENUE

LAKENHEATH, IP27 9HS

£185,000

FREEHOLD

Chilterns

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A well presented semi detached two bedroom bungalow situated enjoying a pleasant cul-de-sac position backing onto open land and lying within the well served village of Lakenheath. With some recent redecoration, new carpets and a newly fitted kitchen, viewings are recommended of this Chain Free property. EPC D

General

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

Description

Services: Mains water, drainage & electric. Oil heating.

Local Authority: West Suffolk Council

Council Tax: A -





SITUATION & LOCATION

This semi detached two bedroom bungalow is pleasantly situated within a quiet cul-de-sac overlooking an open green and is located in the popular village of Lakenheath. There has recently been some redecoration to the property and new carpets laid. The kitchen has also been refurbished with a range of contemporary kitchen cabinets and work surfaces. Other benefits include replacement UPVC sealed unit double glazed windows and doors as well as an electric central heating system to radiators.

The pleasant and mature gardens are to the front, side and rear and back onto open amenity land.

The sale of this property represents an excellent opportunity to those purchasers seeking a two bedroom bungalow in the village or a bungalow to retire to. This property is available chain free and early viewings are recommended.

OPEN PORCH WAY

With light; UPVC sealed unit double glazed entrance door leading to:

ENTRANCE HALL

Storage cupboard housing electric heating system and airing cupboard with insulated copper cylinder and immersion heater; access to loft space; radiator; fitted carpet.

SITTING ROOM 14' 11" x 11' 0" (4.56m x 3.36m)

Open brick fireplace with brick hearth; UPVC sealed unit double glazed window to front aspect; radiator; fitted carpet.





KITCHEN/BREAKFAST ROOM 12' 0" x 8' 10" (3.67m x 2.71m) Newly fitted range of matching wall and floor cupboard units with work services over incorporating single drainer stainless steel sink unit with mixer tap; plumbing for automatic washing machine and space for cooker, space for fridge freezer; cushion flooring; radiator; glazed panelled door leading to:

REAR LEAN-TO 11' 5" x 4' 5" (3.50m x 1.35m) Of single brick construction under a polycarbonate roof with UPVC sealed unit double glazed windows and UPVC double glazed door to rear garden; radiator.

BEDROOM 1 11' 4" x 11' 4" (3.47m x 3.47m) With UPVC sealed unit double glazed sliding patio doors to rear garden; radiator: fitted carpet.

BEDROOM 2 8' 11" x 8' 6" (2.73m x 2.60m) Radiator; UPVC sealed unit double glazed window to front aspect; fitted carpet.

WET ROOM 5' 9" x 5' 8" (1.77m x 1.74m) Fully tiled walls with walk in shower area incorporating electric shower, pedestal wash basin and WC. Heated ladder style towel rail; UPVC seal Unit double glazed window; nonslip vinyl flooring.

OUTSIDE

The gardens are to the front side and rear. The front garden is retained by a low ornamental wall and is shingled with various shrubs and bushes.

The side garden is triangular in shape and lawned with various established shrubs and bushes and his mainly enclosed by fencing. A gate provides access into the rear garden.

The rear garden backs onto open land and is retained by a low timber fence and generally lawns with various shrubs and bushes.

BRICK & TILED DOUBLE STORE SHED

Incorporating:

STORE/WORKSHOP

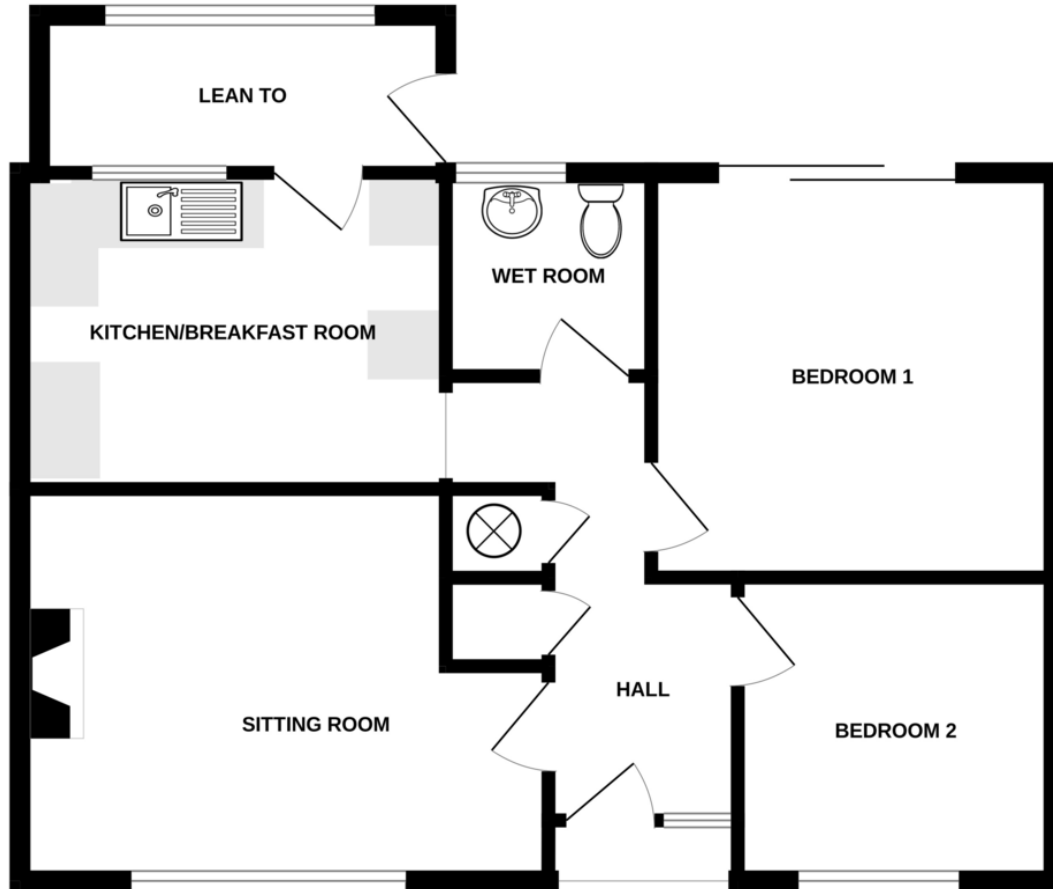
BOILER HOUSE

Containing oil fired boiler (serving central heating and domestic hot water).





GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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