



**BARR DRIVE**  
LAKENHEATH, IP27 9JF

**£330,000**  
FREEHOLD

**Chilterns**

# BARR DRIVE

LAKENHEATH, IP27 9JF

Chilterns

A cleverly extended and immaculately presented three bedroom detached bungalow set on this popular and sought after development of properties towards the outskirts of this Suffolk village. The property benefits from quality fixtures and fittings throughout and certainly needs to be viewed in order to appreciate the quality of accommodation on offer.

## 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.





## SITUATION LOCATION

This exceptionally stunning bungalow has been undergone a thorough and systematic program of refurbishment by the current vendors and the accommodation on offer needs to be viewed to truly appreciate the workmanship involved.

Having been originally constructed as a two bedroom bungalow, the current owners have extended to now create a wonderful three bedroom detached bungalow offering spacious and well laid out accommodation and enjoys a wealth of quality fixtures and fittings throughout.

Further benefits include Upvc double glazing throughout, including bi-fold doors from the dining room and French doors from the living room both opening onto the timber decked area within the rear garden. There is also parking for multiple vehicles, a garage and a large outbuilding/workshop located in the rear garden.

The sale of this property offers purchasers an excellent opportunity to acquire a lovely bungalow in this popular village. Early viewings are recommended.

## ENTRANCE HALL

With composite entrance door; tiled floor.

## KITCHEN/DINER 29' 8" x 13' 1" (9.05m x 4.00m)

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit, built in electric double oven and hob with extractor hood over; tiled floor; Upvc double glazed bi-fold doors opening onto the rear garden and benefitting from electric blinds; radiator; tiled floor.





**UTILITY ROOM** 8' 7" x 10' 1" (2.63m x 3.08m)

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit; plumbing for dishwasher; plumbing for automatic washing machine; space for tumble dryer; Upvc double glazed door and Upvc double glazed window with electric blind.

**LOUNGE** 18' 11" x 12' 11" (5.78m x 3.94m)

Fitted carpet; two radiators; Upvc double glazed French doors opening onto the rear garden.

**BEDROOM** 16' 0" x 11' 11" (4.88m x 3.65m)

Fitted carpet; radiator; Upvc double glazed window.

**BEDROOM** 9' 11" x 9' 3" (3.04m x 2.82m)

Fitted carpet; radiator; Upvc double glazed window.

**BEDROOM** 11' 10" x 9' 9" (3.62m x 2.99m)

Fitted carpet; radiator; Upvc double glazed window.

**SHOWER ROOM**

Comprising of double shower cubicle with electric shower; w.c; wash hand basin with vanity storage beneath; heated towel rail.

**OUTSIDE**

The front garden is chiefly laid to shingle for ease of maintenance and there is a large brick paved area that provides parking for a number of vehicles and there is a further brick paved area that leads to the:-

**GARAGE** With up and over door; light and power.

The rear garden is enclosed by fencing and is chiefly laid to lawn with borders containing a variety of shrubs and bushes. Within the garden is a timber decked area, ideal for entertaining and can be accessed by both the bi-fold and French doors and a large timber outbuilding/workshop with (approximate measurement's - 9' 10" x 32' 9" (3.00m x 10.00m) .

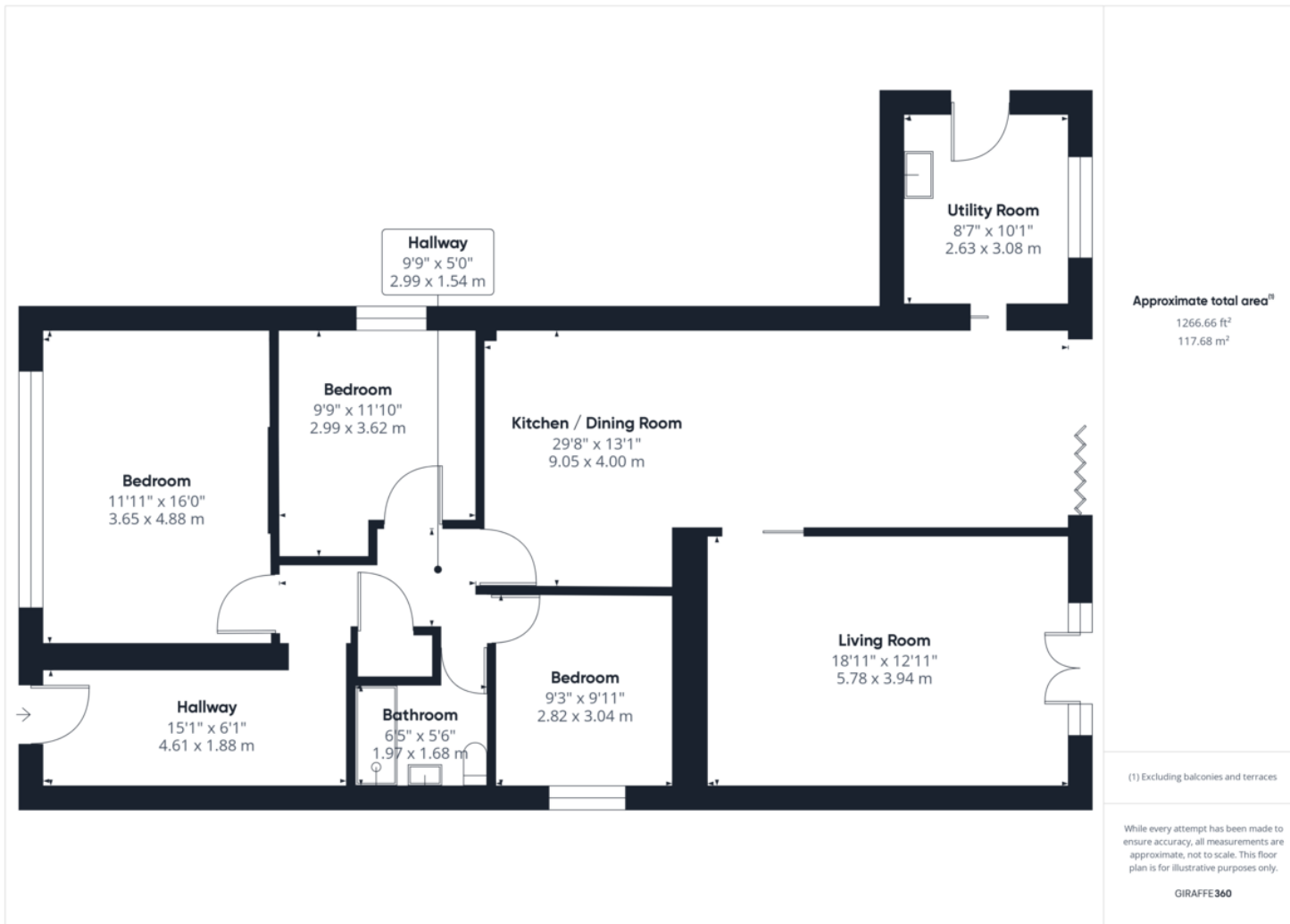
**SERVICES** Mains water, drainage and electric. Oil fired central heating.

**EPC RATING** TBC

**COUNCIL TAX BAND** Band B.







EPC TO FOLLOW.

**Chilterns**



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