



**ANCHOR LANE**

LAKENHEATH, IP27 9DP

**£695,000**

FREEHOLD

**Chilterns**

# ANCHOR LANE

LAKENHEATH, BRANDON, SUFFOLK, IP27 9DP

Chilterns

A unique opportunity to purchase this spacious architecturally designed individual detached house of traditional construction in this popular and well served Suffolk village. Situated down a quiet lane leading off the high Street, the house is conveniently located near to the local village amenities, whilst enjoying a picturesque setting. Built by a well known local builder under a new house structural warranty, this lovely home will be completed to a high standard with quality fixtures and fittings throughout.

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 beautiful, detached home seamlessly connects traditional with contemporary, the charming flint faced front elevation and clay pantiled roof being a familiar feature of homes in the area.

The Upvc sealed unit windows are triple glazed and the air source heat pump serves zoned under floor heating to the ground floor with wall hung radiators to the first floor. Floor finishes to the ground and first floor are a mixture of popular and practical LVT (Luxury Vinyl Tiling) and fitted carpets as set out in the fixtures and fittings list below. Choices will be available. The open plan kitchen with dining and living area is an outstanding feature of this home, complimented by the vaulted ceiling, large rear feature window and bi-fold doors. The kitchen area will be fitted with a choice of cabinets and work surfaces and will include a range of integrated appliances.

Whilst this open plan area is ideal for families and entertaining, the separate snug provides a formal living room and the additional ground floor reception room could be used as an office or hobbies room or a useful ground floor guest bedroom.

In addition to the four first floor bedrooms, the master bedroom has an en suite shower room and the family bathroom includes a bath and separate shower cubicle.

**ENTRANCE HALL** 16' 1" x 7' 2" (4.91m x 2.20m) With composite entrance door. Staircase with glass balustrade leading to first floor; under stairs storage cupboard.

**SITTING ROOM/SNUG** 10' 11" x 16' 1" (3.35m x 4.91m) Upvc sealed unit double glazed window.

**GUEST BEDROOM 5/OFFICE** 10' 11" x 10' 10" (3.35m x 3.31m) Upvc sealed unit double glazed window.

**SHOWER ROOM** 7' 10" x 5' 2" (2.405m x 1.60 m) With shower cubicle, washbasin and W.C. With plant room off containing Heat Pump controls. Upvc sealed unit double glazed window.

**UTILITY ROOM** 9' 0" x 8' 3" (2.765m x 2.53m) irregular in shape Fitted with range of cabinets with work surfaces over and sink unit. Upvc sealed unit double glazed window.

**OPEN PLAN KITCHEN / DINING / LIVING ROOM** 30' 4" x 14' 5" (9.26m x 4.40m) With extensive range of kitchen cabinets with composite work surfaces over incorporating sink unit, matching island and breakfast bar with work surfaces over. Range of integrated appliances as set out in specification detail below. Aluminium framed sealed unit double glazed bi-fold doors onto patio terrace. Large gable end feature window. Vaulted ceiling.





#### STAIRCASE LEADING FROM ENTRANCE HALL TO:

**FIRST FLOOR LANDING** 16' 1" x 7' 2" (4.91m x 2.20m) Upvc sealed unit double glazed window

**MASTER BEDROOM 1** 14' 5" x 11' 9" (4.40m x 3.60m) plus entrance way With fitted wardrobe cupboard; Velux windows; vaulted ceiling.

**EN-SUITE** 8' 4" x 6' 4" (2.55m x 1.95m) With shower cubicle, washbasin and W.C; Upvc sealed unit double glazed window

**BEDROOM 2** 10' 11" x 10' 10" (3.35m x 3.31m) Upvc sealed unit double glazed window

**BEDROOM 3** 10' 11" x 9' 2" (3.35m x 2.81m) Upvc sealed unit double glazed window

**BEDROOM 4** 10' 11" x 6' 6" (3.35m x 2.0m) Upvc sealed unit double glazed window

**FAMILY BATHROOM** 10' 11" x 11' 10" (3.35m x 3.63m) irregular in shape With bath, basin and W.C. Separate shower cubicle.

**OUTSIDE** The property occupies a large plot with views at the rear. A driveway will be laid to provide vehicular access off Anchor Lane. This will lead to the DETACHED BRICK & TILED DOUBLE GARAGE

There will be a patio area laid and otherwise the gardens will be lawned.

A combination of timber fencing and hedging will be constructed to the boundaries.

#### SPECIFICATION EXTERNAL FEATURES

Traditional brick cavity block build with brickwork coining and flint work to the front elevation.

Oak porch on gallows brackets over the front door.

Single clay pan tiles to all roofs, x1 velux roof window in master bedroom, x2 velux roof windows over lounge area, feature apex window to the rear of lounge.

All windows to be conservation approved UPVC triple glazed.

Front door to be composite.

Aluminium bi-folds to kitchen/dining area.

Patio area outside bi-fold doors with remaining areas laid to lawn.

Detached double garage with electric car charger.

#### INTERNAL FEATURES

Floor finishes on all the ground floor to be LVT except from bedroom 5 and Snug.

Floor finishes in Bathroom and en-suite to be LVT.

Floor finishes to All bedrooms, landing, stairs and snug to be carpet.

Wall finishes in bathroom and en-suite to be tiled.

Fully fitted kitchen units and worktop with sink, hob, oven, integrated full height fridge and freezer.

Fully fitted units and worktop in utility with sink and appliance gaps.

Oak veneered internal doors throughout.

#### NEW BUILD STRUCTURAL WARRANTY

The property will benefit from a Structural Warranty from Build-Zone which is backed by A-Rated Insurers to protect your new home.

#### HEATING, ELECTRICAL & LIGHTING

Under floor heating throughout the ground floor.

Radiators to all rooms upstairs.

All heating and hot water from Samsung Air source heat pump.







**WHY NOT GET INVOLVED?** This quality home will be finished to a high standard and whilst still under construction, buyers will be able to have input into certain elements relating to the finish and style of some fixtures and fittings. The developer will have discretion over any changes and where necessary will provide any relevant costings upon request.

**SERVICES** Mains Water & Electricity is connected.  
Mains Drainage.

Electric Air Source Heating from a heat pump.

**EPC RATING** The EPC Rating is currently awaited.

**COUNCIL TAX BAND** Awaiting to be assessed.

**Chilterns**



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