



CHURCH FARM WAY

LAKENHEATH, BRANDON, SUFFOLK, IP27 9FA

£260,000

FREEHOLD

Chilterns



# CHURCH FARM WAY

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Chilterns

A wonderful opportunity to acquire this three bedroom detached barn style residence located within the heart of the popular and sought after Suffolk village of Lakenheath. With generous accommodation over two floors, viewings highly recommended.

Church Farm Close is a small close of similar barn style properties, located in the heart of the village, opposite St Mary's Church. The property has versatile accommodation over two floors and boasts three bedrooms, a main bathroom and a ground floor shower room. The sitting room with kitchen off has French doors onto the enclosed rear garden and the ground floor third bedroom could easily be used as an office or separate dining room. The property benefits from oil fired central heating.

The sale of this property offers an excellent opportunity to those purchasers seeking a home with character and personality in a village setting and early viewings are recommended.

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

LVT (Luxury Vinyl Tiled) flooring; radiator; under stairs storage cupboard; staircase to first floor.

### OPEN PLAN KITCHEN / DINING / FAMILY ROOM

17' 10" x 14' 11" (5.46m x 4.55m) Utilised as follows :

#### DINING / FAMILY AREA

14' 11" x 11' 11" (4.56m x 3.65m) LVT (Luxury Vinyl Tiled) flooring; radiator; French doors to rear garden.

#### KITCHEN AREA

11' 6" x 6' 0" (3.51m x 1.83m) Fitted with range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit; built-in electric oven and ceramic hob with extractor hood over; plumbing for automatic washing machine and plumbing for dish washer; wall mounted oil fired boiler serving central heating and domestic hot water; ceramic tiled floor.

#### SITTING ROOM / BEDROOM THREE

12' 4" x 11' 3" (3.76m x 3.45m) Fitted carpet; radiator; sealed unit double glazed window to the rear aspect.

#### SHOWER ROOM

7' 8" x 4' 9" (2.36m x 1.45m) Tiled double shower cubicle with electric shower over; W.C; wash hand basin; radiator; sealed unit double glazed window; ceramic tiled floor.

#### STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

#### LANDING

Fitted carpet; radiator.

#### BEDROOM ONE

16' 9" x 12' 0" (5.11m x 3.67m) Fitted carpet; radiator; sealed unit double glazed window.









## BEDROOM TWO

9' 8" x 9' 3" (2.96m x 2.82m) Fitted carpet; radiator; sealed unit double glazed window.

## BATHROOM

7' 7" x 5' 6" (2.32m x 1.68m) Fully tiled suite comprising of panelled bath with mixer shower over; W.C; wash hand basin; radiator; velux window.

## OUTSIDE

To the side of the property is a brick paved parking area providing parking for numerous vehicles.

The rear garden is enclosed by fencing, partly lawned and includes a timber sun deck. Within the rear garden is the oil tank.

**AGENTS NOTE** Please be advised that there is a management company set up for the management of the development. The current costings are:-

Ground Rent = £5.00 PA

Service Charge = £540.08 PA

**SERVICES** Mains electric, water and sewerage. Oil central heating.

Local Authority: West Suffolk Council

Council Tax Band: C

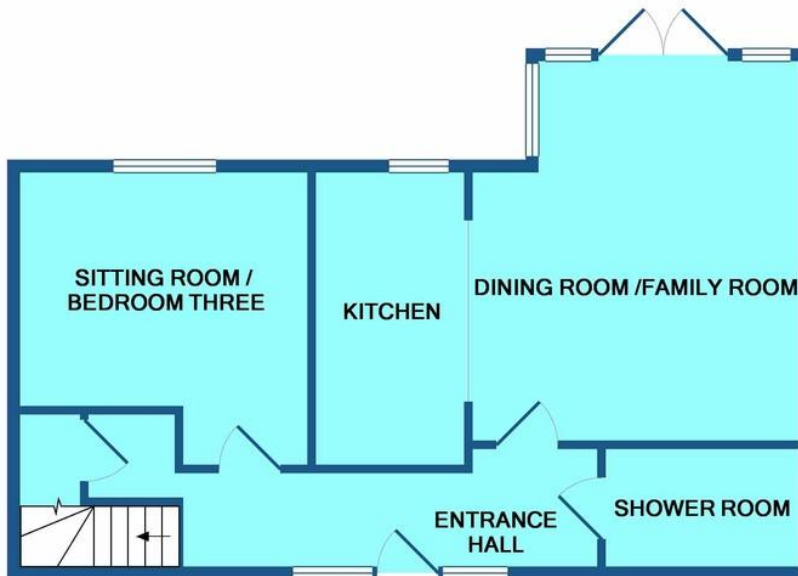
**EPC RATING: C**



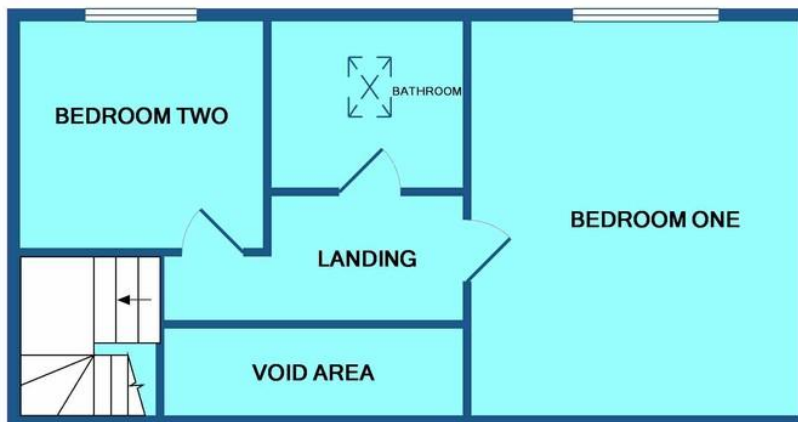








GROUND FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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