



**CAUDLE AVENUE**  
LAKENHEATH, IP27 9AU

**£325,000**  
FREEHOLD

**Chilterns**



# CAUDLE AVENUE

LAKENHEATH, IP27 9AU

Chilterns

An excellent opportunity to acquire this well presented and incredibly flexible detached bungalow located within the well served and sought after village of Lakenheath. Offered to the market Chain Free with viewings highly 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.







## SITUATION & LOCATION

A wonderful opportunity to acquire this cleverly extended and flexible detached bungalow set on this popular development of homes within the well served village of Lakenheath.

Having been in the same ownership for over twenty years, the current owners have greatly improved and extended the bungalow during their ownership. Originally constructed as a two bedroom bungalow the current owners have sympathetically improved the property to now offer a spacious lounge with sun room off, four bedrooms and a separate bathroom and shower room along with well maintained gardens.

Offered to the market Chain Free with viewings highly recommended.

## KITCHEN

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit; built in electric double oven and hob, plumbing for automatic washing machine and plumbing for dishwasher; airing cupboard with hot water cylinder; UPvc double glazed window and door.

## LOUNGE

Wood flooring; two radiators; opening into:-

## SUN ROOM

With continuation of wood flooring; electric heater; Upvc double glazed windows and Upvc double glazed French doors opening onto the rear garden.

## INNER HALL

Fitted carpet; two radiators.

## BEDROOM ONE

Fitted carpet; range of free standing wardrobe cupboards; Upvc double glazed French doors opening onto rear garden.







**SHOWER ROOM**

Comprising of double shower cubicle with plumbed in shower over; w.c; wash hand basin with vanity storage beneath; heated towel rail; Upvc double glazed window.

**BEDROOM**

Fitted carpet; radiator; Upvc double glazed window.

**BEDROOM**

Fitted carpet; built-in double wardrobe cupboard; radiator; Upvc double glazed window.

**BEDROOM**

Fitted carpet; radiator; Upvc double glazed window and Upvc double glazed entrance door.

**BATHROOM**

White suite comprising of panelled bath with plumbed in shower over; w.c; wash hand basin; heated towel rail; Upvc double glazed window.

**OUTSIDE**

The front of the garden is chiefly laid to paving and provides parking for a number of vehicles and leads to the detached brick and felt garage with up and over door.

The rear garden is chiefly laid to lawn with borders containing a variety of shrubs, plants and bushes. Within the rear garden is a timber summerhouse. There is an additional area of garden which is accessed via a archway where there a number of vegetable patches as well as the external oil fired boiler.

**SERVICES**

Mains electric, water and drainage.  
Oil fired heating.

**COUNCIL TAX**

Band B

**EPC RATING**

Band D











Approximate total area<sup>®</sup>  
1258 ft<sup>2</sup>  
116.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

# Chilterns



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