

# The Retreat, 14 Wings Road Close - Guide Price £375,000

Lakenheath Suffolk IP27 9HY



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# Guide Price £375,000

## The Property

This modern detached family home situated in the popular village of Lakenheath. The property benefits from a spacious kitchen / diner, large lounge, 4 bedrooms & 2.5 bathrooms. There is off road parking & an enclosed rear garden.

## GROUND FLOOR

### ENTRANCE HALL

Door leading from front aspect, stairs rising to first floor and doors leading to;

### KITCHEN / DINING ROOM

Open plan room with a range of wall and base mounted units with work surfaces over, integrated dishwasher, fridge and freezer, oven, hob and extractor over, stainless steel sink and drainer, window to front aspect and double doors to rear aspect.

### UTILITY ROOM / WC

Low level WC with dual flush, pedestal wash hand basin, wall and base mounted units with work surfaces over, space and plumbing for washing machine and tumble dryer and window to rear aspect.

### LIVING ROOM

Bright and spacious room with double doors to rear aspect.

### STUDY / BEDROOM FOUR

Window to front aspect.

### BEDROOM ONE

Large double bedroom with window to rear aspect.

## Features

- DETACHED FAMILY HOME
- MODERN FULLY FITTED KITCHEN
- 4 BEDROOMS
- GAS HEATING & ENERGY RATING - C
- LIVING ROOM
- APPROXIMATE SIZE - 1316 SQ FT
- FAMILY BATHROOM, ENSUITE & CLOAKROOM
- COUNCIL TAX BAND - D
- PARKING & ENCLOSED REAR GARDEN
- CHAIN FREE

### EN-SUITE

Suite comprising low level WC with dual flush, pedestal wash hand basin, shower cubicle and window to side aspect.

### BEDROOM TWO

Double bedroom with velux window to front aspect.

### BEDROOM THREE

Window to front aspect.

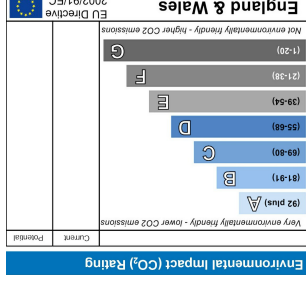
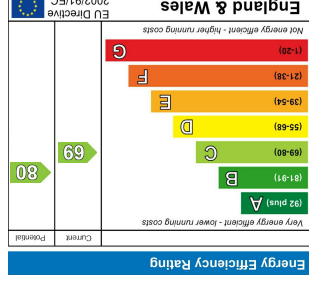
### OUTSIDE

To the front of the property there is a gravel driveway providing off-road parking and a small lawned area. To the rear of the property there is an enclosed garden with a patio area and garden shed.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Values shown are based on the current condition of the property and are not a guarantee of future performance. The energy efficiency and environmental impact of a property is dependent on many factors, including the age, condition, location and other factors. The energy efficiency and environmental impact of a property is also dependent on the use of the property and the way it is managed. This plan is for illustrative purposes only and should be used as a guide only.



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