

## 4 Stirling View - Price £300,000

Lakenheath Suffolk IP27 9FF

# shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*



# Price £300,000

## The Property

**\*VIEWING DAY 10TH MAY- CALL NOW TO BOOK YOUR SLOT\*** A BRAND NEW three bedroom detached house forming part of a select development of eight detached homes situated in the well served and expanding Suffolk village of Lakenheath. The property has the benefit of double glazing throughout and air source heating, fitted kitchen, new bathroom suites and garage. Call us now to book your viewing!

## Sales Information

Due for completion late summer 2022, this three bedroom detached house forms part of a select development of eight detached homes situated in this thriving West Suffolk village.

The development features six 3 bedroom houses, a 4 bedroom house and a 3 bedroom bungalow, all with garages and block paved driveways. The properties will benefit from a 6 YEAR PROFESSIONAL CONSULTANT CERTIFICATE

The property will feature UPVC double glazing, guttering and soffits for ease of maintenance and air source heating systems.

The property will be handed over to the new owners with flooring included throughout, including carpets to the lounge, stairs and bedrooms. High quality laminate will be fitted to the entrance hall, WC and kitchen areas. Bathrooms and kitchens will feature white brick tiling.

The rear garden being enclosed by fencing.

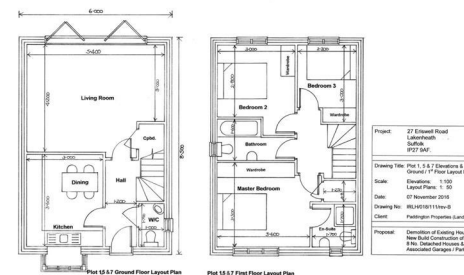
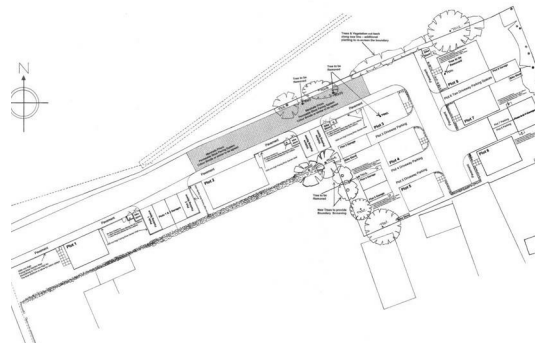
## Agents Note

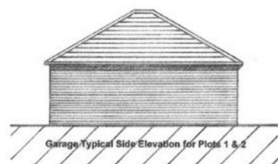
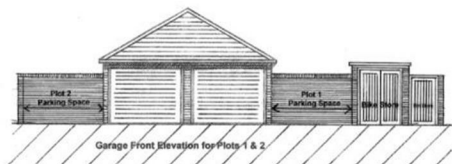
The photographs are for indicative purposes only and are from a selection of properties across the site. They are not necessarily representative of this specific plot.

Freehold  
Council Tax Band - TBC

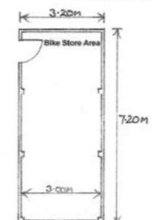
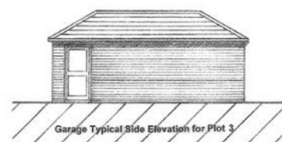
## Features

- DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- 6 YEAR PROFESSIONAL CONSULTANT CERTIFICATE
- AIR SOURCE HEATING SYSTEMS
- CARPETS AND LAMINATE FLOORING INCLUDED
- FAMILY AND ENSUITE BATH/SHOWER ROOMS
- WHITE 'BRICK' TILING TO BATHROOMS AND KITCHEN SPLASHBACK
- FRONT AND REAR GARDENS
- BLOCK PAVED DRIVEWAYS AND ENCLOSED, FENCED REAR GARDENS

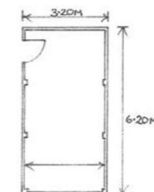




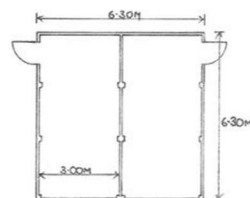
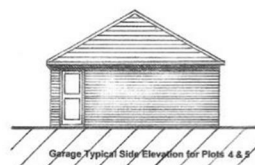
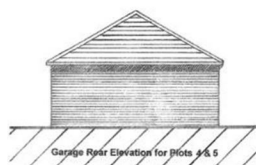
Garage Layout Plan for Plots 1 & 2



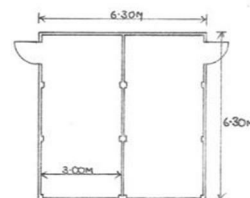
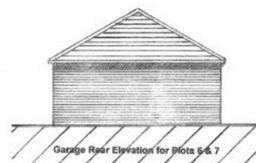
Garage Layout Plan for Plot 3



Garage Layout Plan for Plot 4



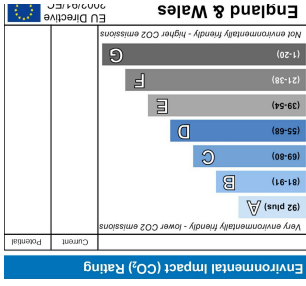
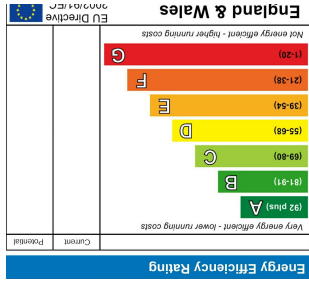
Garage Layout Plan for Plots 4 & 5



Garage Layout Plan for Plots 6 & 7

Project:	27 Eriswell Road Lakenheath Suffolk IP27 9AF
Drawing Title:	Plots 1 - 8 incl. Garage Elevations & Layout Plans
Scale:	Elevations: 1:100 Layout Plans: 1:100
Date:	07 November 2016
Drawing No:	IRLH/O18/109/rev-B
Client:	Paddington Properties (Land) Ltd

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.

Made with Floorplan 6.2002

TOTAL FLOOR AREA: 1074 sq ft. (99.8 sq m.) approx.

