

shires

Estate & Letting Agents

4 Stirling View - Asking Price £280,000

Lakenheath IP27 9FF



"Consistently providing outstanding service to our clients"

Asking Price £280,000

The Property

An exceptional opportunity to purchase one of just eight brand new homes, offering all the advantages of a newly built property within a much smaller and more exclusive development. Thoughtfully designed for modern living, this attractive detached home combines contemporary finishes, practical accommodation and excellent energy efficiency, with an EPC rating of B.

The welcoming entrance hall leads through to a modern fitted kitchen with integrated appliances and space for dining, creating a sociable setting for everyday family life and entertaining. To the rear is a generous lounge, filled with natural light and offering direct access to the enclosed rear garden, along with a useful built in storage cupboard. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the main bedroom benefits from its own contemporary ensuite shower room, while two further well proportioned bedrooms are served by a stylish family bathroom. The layout has been designed to make excellent use of the available space while providing comfortable accommodation for couples, families or those needing a home office.

Energy efficiency has been an important consideration, with the property benefiting from an air source heat pump and an EPC rating of B, helping to provide a modern and efficient approach to heating. Buyers will also have the added reassurance of a new build warranty.

Outside, the property enjoys a generous enclosed rear garden, which will be seeded, providing a blank canvas for the new owner to create their own outdoor space. To the front is a private driveway providing off road parking, together with a garage offering further parking or useful storage.

With only eight homes forming the development, this is an excellent opportunity for buyers wanting the convenience and efficiency of a new build without the scale or feel of a large housing estate. Early viewing is highly recommended.

Agents Note

Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

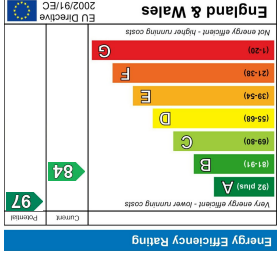
Features

- BRAND NEW HOME
- DETACHED PROPERTY
- THREE BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- CONTEMPORARY KITCHEN
- AIR SOURCE HEATING
- EPC RATING B
- DRIVEWAY AND GARAGE
- EXCLUSIVE EIGHT HOME DEVELOPMENT
- CALL SHIRES TO VIEW





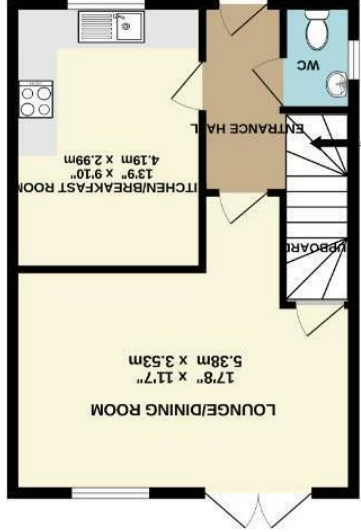
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



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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 and no responsibility is 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 is made as to their operability or efficiency can be given.
Made with floorplan 62002

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



GROUND FLOOR
627 sq ft. (58.2 sq.m.) approx



1ST FLOOR
447 sq ft. (41.6 sq.m.) approx

