



Caudle Avenue, Lakenheath IP27 9AU

welcome to

Caudle Avenue, Lakenheath

A detached chalet bungalow located within a cul-de-sac of similar properties offering well proportioned accommodation throughout with three bedrooms, three reception rooms and a useful loft storage room. Early viewing highly recommended.

Entrance Hall

With two storage cupboards, stairs leading to first floor and door to cloakroom and opening to:

Lounge

21' 11" x 10' 11" (6.68m x 3.33m)

With electric heater, log burner and double glazed windows to front and rear aspects.

Kitchen

10' 6" x 9' 11" (3.20m x 3.02m)

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in double oven with electric hob and extractor over, spaces for appliances, double glazed window to front aspect, door to side and opening to:

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

With double doors opening to:

Conservatory

12' 6" x 12' (3.81m x 3.66m)

Of brick construction with double glazed windows to both sides, sliding patio doors to rear garden.

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wash hand basin and double glazed window to front.





First Floor Landing

With doors to:

Bedroom One

15' 9" + wardrobes x 11' (4.80m + wardrobes x 3.35m)

With electric heater, built in wardrobes and double glazed window to rear aspect.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m)

With electric heater and double glazed window to front aspect.

Bedroom Three

9' 11" x 9' 10" (3.02m x 3.00m)

With electric heater, double glazed window to rear aspect and stairs leading to loft room.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wall mounted wash hand basin, low level w.c and double glazed window to front.

Loft Room

27' 6" x 9' 9" (8.38m x 2.97m)

For storage use.

Outside

To the front of the property there is a shallow lawned garden with low level brick retaining wall. A driveway to the right of the property provides off road parking for two vehicles and leads to the garage. The rear garden is presented for ease of maintenance with block paved areas, shingled areas with shrub and plant borders.

Garage

17' 4" x 8' 5" (5.28m x 2.57m)



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welcome to

Caudle Avenue, Lakenheath

- Detached Chalet Bungalow
- Dual Aspect Lounge
- Kitchen & Dining Room
- Addition of a Conservatory
- Three Bedrooms

Tenure: Freehold

EPC Rating: F

Council Tax Band: C

guide price

£260,000



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Property Ref:
MDH108685 - 0003

TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.

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 approximate 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 as to their operability or efficiency can be given.

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1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.

LOFT ROOM
27'6" x 9'9"
8.37m x 2.96m

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