

shires

Estate & Letting Agents

8 Stirling View - Asking Price £375,000

Lakenheath IP27 9FF



"Consistently providing outstanding service to our clients"

Asking Price £375,000

The Property

An exceptional opportunity to purchase one of just eight brand-new detached homes, offering all the benefits of a new build without the feel of a large-scale development. Designed with modern family living in mind, the ground floor features a stunning open-plan kitchen, dining and family room, ideal for both everyday living and entertaining, alongside a spacious separate living room and a convenient downstairs WC.

Upstairs, the impressive principal bedroom benefits from a stylish en-suite shower room, while three further well-proportioned bedrooms are served by a contemporary family bathroom. The property is also equipped with an energy-efficient air source heat pump and comes with a new-build warranty for added peace of mind.

Externally, there is driveway parking for two vehicles, a detached garage and a generous enclosed rear garden bordered by mature trees, creating a private and peaceful outdoor setting.

Combining contemporary living, EPC of a B and an exclusive setting, this is a home not to be missed. Contact our team today to book your viewing and secure your place in this unique development.

Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Location

Ideally positioned opposite the local recreation ground, this exclusive development is perfect for families and those who enjoy having open green space close by. Lakenheath offers a good range of everyday amenities, including local shops, cafés and restaurants, while its convenient location provides excellent road links for commuters travelling to Bury St Edmunds, Cambridge, Norwich and the surrounding areas.

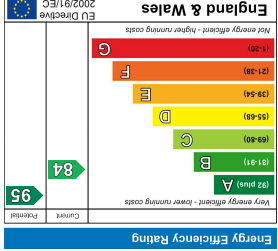
Features

- BRAND-NEW DETACHED FOUR-BEDROOM HOME
- ONE OF ONLY EIGHT EXCLUSIVE PROPERTIES
- OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- SPACIOUS SEPARATE LIVING ROOM
- CONVENIENT DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- EPC - B & AIR SOURCE HEAT PUMP
- PARKING FOR THREE CARS INCLUDING GARAGE
- PRIVATE REAR GARDEN WITH MATURE TREES
- SECURE YOUR PLOT TODAY





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.



While 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.

Made with Maplink ©2022

TOTAL FLOOR AREA: 1406 sq ft (130.7 sq m.) approx.



GROUND FLOOR
792 sq ft (73.6 sq m.) approx.



FIRST FLOOR
614 sq ft (57.1 sq m.) approx.



4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresestateagents.co.uk