

oakheart



£250,000

Offers In Excess Of
Jubilee Road, Lakenheath

Situated in the village of Lakenheath, this three bedroom property enjoys a convenient setting, with excellent access to nearby RAF bases and surrounding market towns. Lakenheath offers a welcoming community feel while still providing easy links to Brandon, Mildenhall and Thetford, making it an ideal location for families and professionals alike.

The layout of the home is both practical and well balanced, offering comfortable living space across two floors. As you approach the house, you enter into a welcoming hallway which provides access to the ground floor accommodation. To the right is a handy cloakroom, ideal for guests. To the left, the lounge is positioned to the front of the property and benefits from a

front facing window, creating a bright and relaxing living space.

To the rear of the property is the modern kitchen, which is fitted with a range of contemporary units and featuring a rear window and French doors opening out to the garden. The kitchen includes an integrated dishwasher, fridge/freezer, washing machine and a built-in wine rack. Leading off the kitchen is the dining room, which enjoys a window to the side and French doors to the garden, making it a perfect space for entertaining or family meals. From the dining room there is also a doorway to a useful storage area, which was originally part of the garage prior to conversion.

The first floor provides access to three family bedrooms. There are two double bedrooms, both benefiting from built-in storage, while the third bedroom is currently used as a dressing room but would also suit use as a single bedroom or home office. The family bathroom is at the front of the property, and comprises a white three-piece suite.

Externally, the enclosed rear garden is mainly laid to lawn with a patio area, ideal for outdoor seating and summer entertaining. To the front of the property there is a driveway providing off-road parking for one car.












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Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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