



Violet Street, Lakenheath, Brandon, IP27 9FN

welcome to

Violet Street, Lakenheath, Brandon

A modern DETACHED FAMILY HOME on the sought after Liberty Gate development in Lakenheath, offering FOUR/FIVE BEDROOMS, OPEN PLAN LIVING, master EN-SUITE, driveway and GARAGE - a superb TURN KEY HOME with high energy efficiency!

Summary

Positioned on the highly desirable Liberty Gate development in Lakenheath, this impressive detached home offers modern, energy-efficient living.

As a relatively new build, the property benefits from all the advantages of contemporary construction, including the remainder of a new homes warranty, high energy efficiency, an air source heating system, & a range of high specification modern finishes throughout.

Ideally located within walking distance of village amenities, and just a short drive from the market town of Brandon - offering supermarkets, schools & direct rail links to Cambridge and Norwich - the property combines convenience with a peaceful residential setting.

Externally, the home boasts excellent kerb appeal, with a driveway and garage.

Inside, the accommodation is bright & spacious throughout. An entrance hall leads to a cosy living room to the front, ideal for relaxing evenings. The standout feature is the stunning open plan kitchen/dining/utility space, creating a true hub of the home - perfect for everyday living & entertaining. A downstairs cloakroom adds further practicality.

Upstairs, the property continues to impress with four bedrooms, including a master with en suite, along with a separate study, which could easily serve as a fifth bedroom or nursery if required. A modern family bathroom completes the first floor.

Outside, the sunny rear garden offers a versatile and private space, ideal for families, entertaining or simply unwinding.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and built in under stairs storage cupboard.

Living Room

With dual aspect windows to both the front and side.

Open Plan Living Space:

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated dishwasher, oven and hob with cooker hood over, space for fridge/freezer and window to rear.

Dining Room

With double doors opening out to the rear garden.

Utility Room

With base units with work surface over, space and plumbing for washing machine, space for tumble dryer and door to:

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over and window to rear.

First Floor Landing

With built in storage cupboard.





Master Bedroom

With window to front.

Master En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and window to front.

Bedroom Two

With window to front.

Bedroom Three

With window to rear.

Bedroom Four

With window to rear.

Study / Bedroom Five

With window to rear.

Family Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and window to side.

Outside

Front Garden

To the front of the property, there is a lawned garden with a pathway to the front door and tarmac driveway with an EV charging point, providing space for off road parking and access to:

Garage

With up and over door to front.

Rear Garden

To the rear, the enclosed garden is mainly laid to lawn with a paved patio area and garden shed.

Agents Note

Please note that the property is served by an air source heat pump system. Please contact the Branch for more details.



view this property online [williamhbrown.co.uk/Property/BRD111154](https://www.williamhbrown.co.uk/Property/BRD111154)



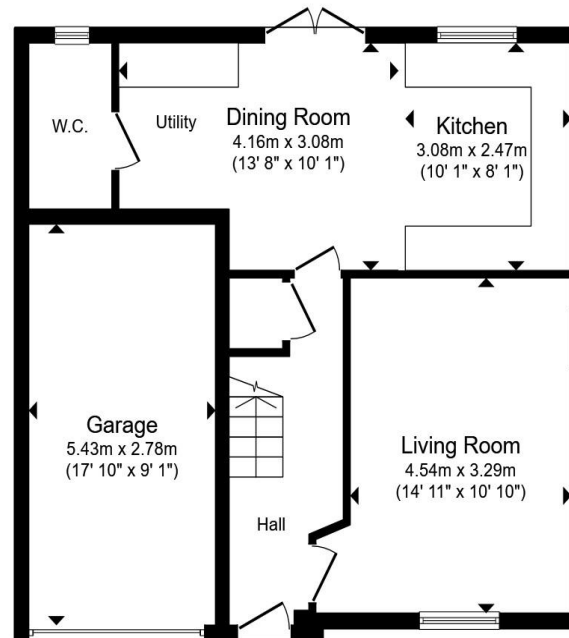
welcome to

Violet Street, Lakenheath, Brandon

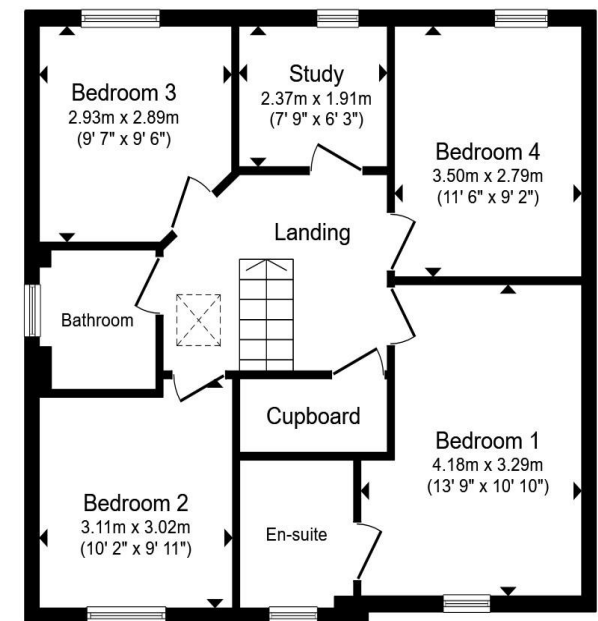
- Spacious Detached Family Home
- Up to Five Bedrooms
- Remaining New Homes Warranty
- Popular Suffolk Village Location
- Open Plan Kitchen/Utility/Dining Room to Rear
- Downstairs Cloakroom, Master En-Suite & Family Bathroom
- Integral Garage & Driveway Parking
- Energy Efficient Air Source Heating System

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£375,000



Ground Floor



First Floor

Total floor area 126.0 m² (1,356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRD111154



Property Ref:
BRD111154 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk

