



**Birch Walk, Raf Lakenheath IP27 9RA**

***welcome to***

## **Birch Walk, Raf Lakenheath**

A well presented house located on the Popular Lord's Walk Development with TWO DOUBLE BEDROOMS, modern UPDATED KITCHEN and offered to the market with NO ONWARD CHAIN.

### **Living Room**

18' 8" x 10' 8" ( 5.69m x 3.25m )

With stairs leading to first floor, storage cupboard and doors to:

### **Dining Room**

10' 4" x 8' 3" ( 3.15m x 2.51m )

With tiled flooring, storage cupboard, window and door to rear and opening to:

### **Kitchen**

Fitted with a modern range of base units and drawers, matching wall units, inset sink and drainer unit, built in under oven with hob and extractor over, space for washing machine, tiled flooring, spot lighting and double glazed window to rear aspect.







### **First Floor Landing**

With storage cupboard and doors to:

### **Bedroom 1**

14' x 9' 1" ( 4.27m x 2.77m )

With built in wardrobe, further large storage cupboard, window to front aspect and door to:

### **Dressing Room/Study**

With slanted ceiling and window to side aspect.

### **Bedroom 2**

12' x 10' 4" ( 3.66m x 3.15m )

With fitted wardrobe and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising bath with shower over, wash hand basin, W.C, fully tiled, shaver point and window to rear.

### **Outside**

To the front of the property is a driveway with off road parking for two cars, by the front door there is external storage.

The rear garden has an initial patio area with the remainder being laid to lawn and fully enclosed by fencing.



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## Birch Walk, Raf Lakenheath

- No Onward Chain
- Updated & Improved
- Modern Kitchen
- Two Double Bedrooms
- Circa 900 Sq Ft

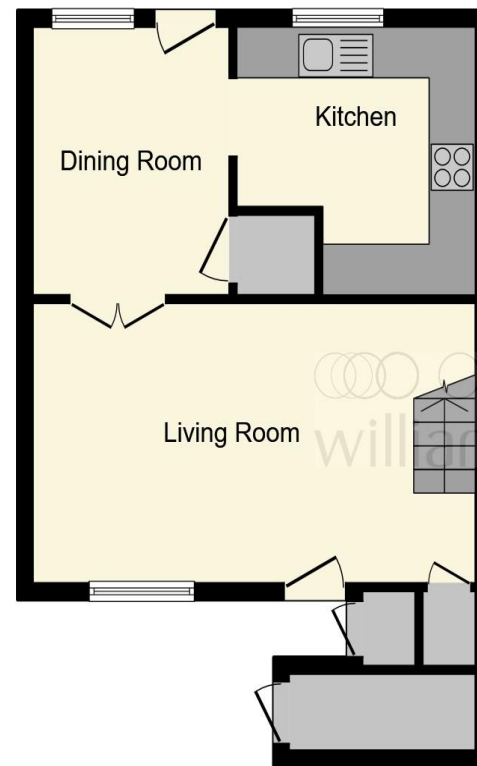
Tenure: Freehold

EPC Rating: D

Council Tax Band: A

offers in excess of

**£195,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108394 - 0008

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