



**Lawsons**  
ESTATE AGENTS

**4 Barr Drive, Lakenheath**  
Guide Price £250,000 – £260,000

## 4 Barr Drive

Lakenheath, IP27 9JF

We are thrilled to present this three-bedroom detached bungalow in the sought-after location of a popular village. The property boasts bright and spacious accommodation, highlighted by a dual aspect lounge, providing a welcoming and airy atmosphere throughout. Situated on a corner plot, the property features a generous frontage, perfect for those seeking a tranquil residential setting.

This chain-free gem also comes with parking for multiple vehicles and a garage, catering to your convenience and storage needs. With an impressive EPC rating of D, this residence not only offers comfort and style but also energy efficiency for the eco-conscious homeowner. We highly recommend a viewing of this property to fully appreciate its charm and potential. Don't miss out on this fantastic opportunity to secure your dream home - schedule a viewing today!

Council Tax band: B Tenure: Freehold

- Three Bedroom Detached Bungalow
- Bright & Spacious Accommodation
- Dual Aspect Lounge
- Offered Chain Free
- Popular Village Location
- Corner Plot With Good Size Frontage
- Parking for Multiple Vehicles & Garage
- EPC - D
- Oil Fired Heating System
- Viewing Recommended





#### **Entrance Porch**

4' 10" x 3' 5" (1.48m x 1.05m)

Carpet flooring, door to:

#### **Living Room**

15' 8" x 13' 6" (4.78m x 4.11m)

Bright and spacious dual aspect room with double glazed windows to the front and side, feature fireplace, heating thermostat, radiator, door to:

#### **Kitchen**

11' 1" x 10' 11" (3.39m x 3.33m)

Dual aspect kitchen with double glazed windows to the front and side with glazed access door leading to the driveway, fitted with a range of base and wall mounted units glazed display cupboard and corner display units, roll edge work surface with inset single drainer sink unit and mixer tap, tiled splash backs, space for electric cooker with extractor hood over, space for under counter fridge and plumbing for washing machine, built in storage cupboard, tiled flooring, door to;

#### **Hallway**

Two built in storage cupboards, access to loft, radiator, doors to all bedrooms and the bathroom.

#### **Bedroom 1**

13' 3" x 9' 10" (4.04m x 3.00m)

Double glazed window to the rear, radiator.

#### **Bedroom 2**

10' 1" x 8' 10" (3.08m x 2.70m)

Double glazed window to rear, radiator.

#### **Bedroom 3**

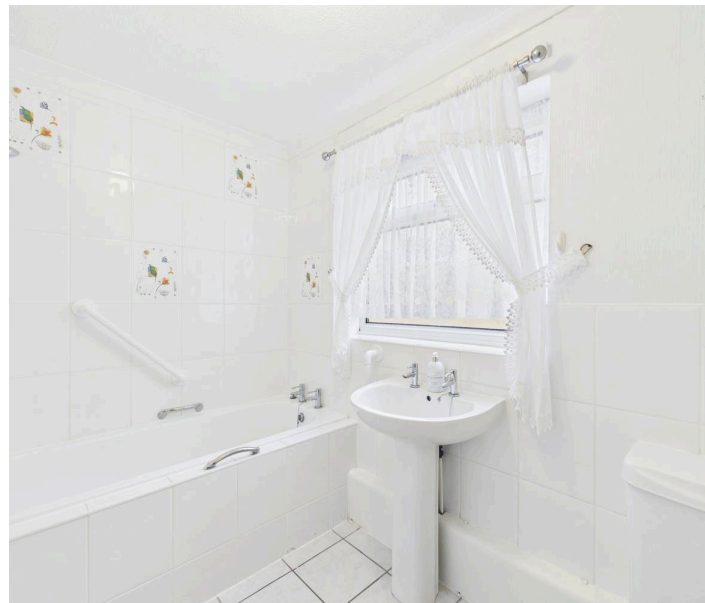
10' 2" x 7' 10" (3.09m x 2.40m)

Double glazed window to the rear, radiator.

#### **Bathroom**

8' 6" x 5' 6" (2.58m x 1.67m)

White bathroom suite with low level wc, pedestal wash hand basin and panel enclosed bath with separate shower unit over, glazed shower screen, part tiled walls and tiled flooring, double glazed window to side.



## FRONT GARDEN

The front garden is mainly graveled with feature shrubs and slate beds enclosed by low level fencing.

## REAR GARDEN

The rear garden mainly paved for low maintenance, timber shed, flower and shrub beds.

## Garage

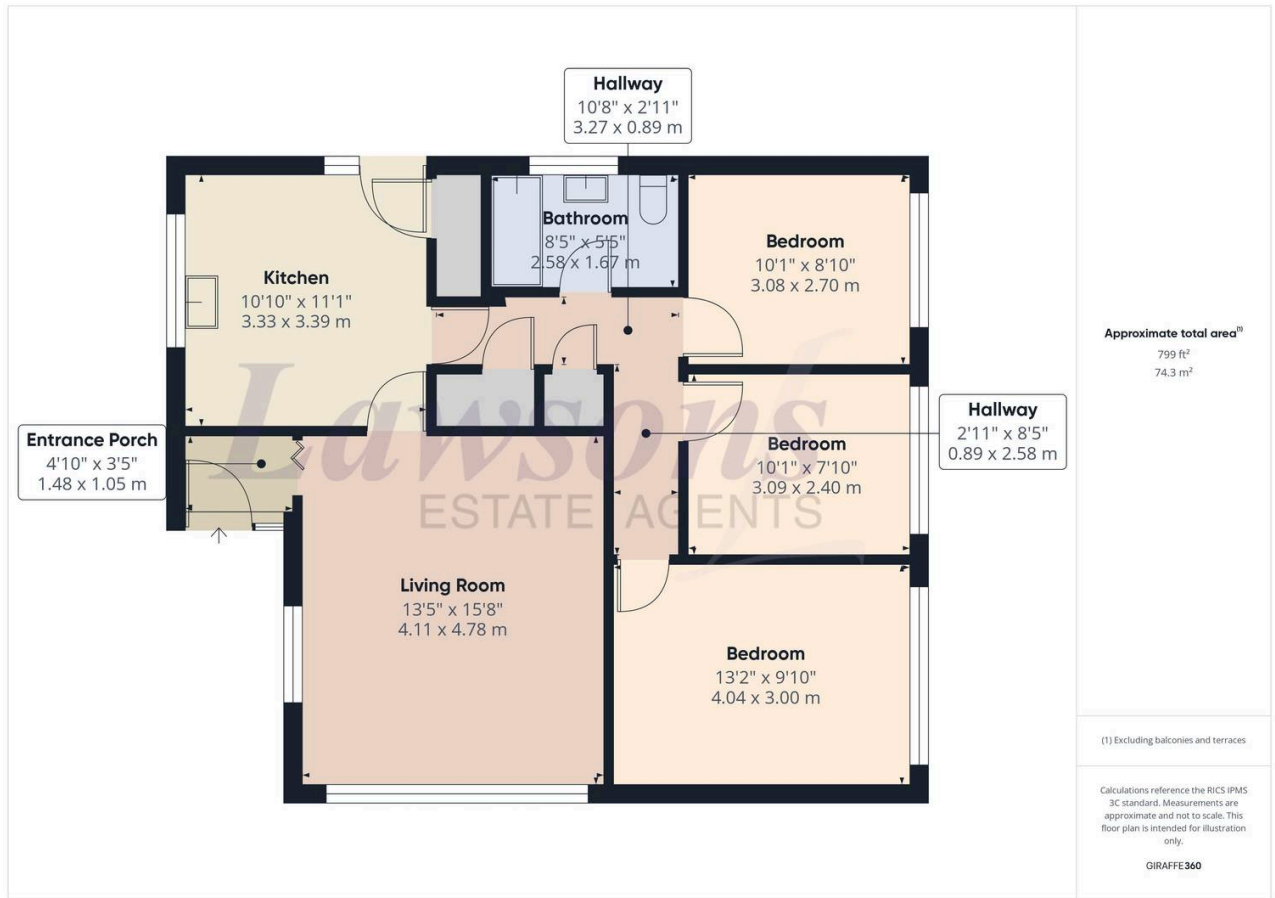
There is a single garage with up and over door.

## Parking

A large driveway providing parking for multiple vehicles as well as a paved hard standing area.

## Agents Note

This property falls under a B band for the local council tax and costs approximately £1,766.80 per annum for 2025/26.



## Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

## Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

## Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation.

Please call 01842 755422 to make an appointment.

## Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

