MOLYNEUX
ESTATE AGENTS

Woodcutters Way

, IP27

Price £270,000

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, Lakenheath, IP27

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Description

This stunning, detached bungalow offers 818sqft of contemporary accommodation, plus a generous sized garden and substantial driveway off street parking, on the outskirts of Lakenheath village. The property is nestled within the popular Woodlands Estate and has been thoughtfully updated by the current owners, to include the installation of UPVC windows and a back door, Solidor composite front door, in addition to a new (2025) Worcester Bosch unvented hot water cylinder.

Upon entering the property you will find a welcoming entrance lobby, providing ample space to remove coats and shoes before entering the lounge.

The lounge is a generous size and enjoys an impressive and large window to the front with the dual benefit of allowing natural light to flood inside the living space, whilst framing an attractive outlook to the front of the bungalow superbly.

There is a fully fitted kitchen offering a range of wall and base level units, sink unit and draining board, useful storage cupboard as well as ample space for an American style fridge freezer, washing machine, dishwasher and cooker, with an extractor hood fitted over the cooker space. There is also a door leading outside.

The property benefits from three well proportioned bedrooms, including a generous sized primary bedroom overlooking the rear garden, and offering the versatility to set up one bedroom as a dining room, or play room, if required.

The internal accommodation is concluded by a family bathroom which comprises a bath with shower over, wash hand basin with storage unit beneath, chrome towel radiator plus a useful storage cupboard. There is also a separate and stylishly presented W.C and wash hand basin.

Outside, the property provides ample driveway off street parking both in front of the bungalow and beside. Secure, iron gates provide private vehicular access to the side of the property and pedestrian access to the rear garden which is predominantly laid to lawn and enjoys a patio area for seating and entertaining. There is a large Summerhouse in addition to a plastic, garden shed upon a concrete base.

The boiler, which serves an oil fired central heating system, is located outside and the sellers have advised us that the oil boiler and unvented hot water cylinder were both serviced September 2026.

Measurements

Entrance Lobby - 4'4" x 3'2"

Lounge - 15'9" x 13'5" max

Kitchen - 12'9" x 11'1" max

Bedroom - 13'5" x 12'11"

Bedroom - 11'1" x 8'00"

Bedroom - 9'11" x 7'10"

Family Bathroom - 7'10" max x 4'6" max

W.C - 6'9" x 2'11"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, B.

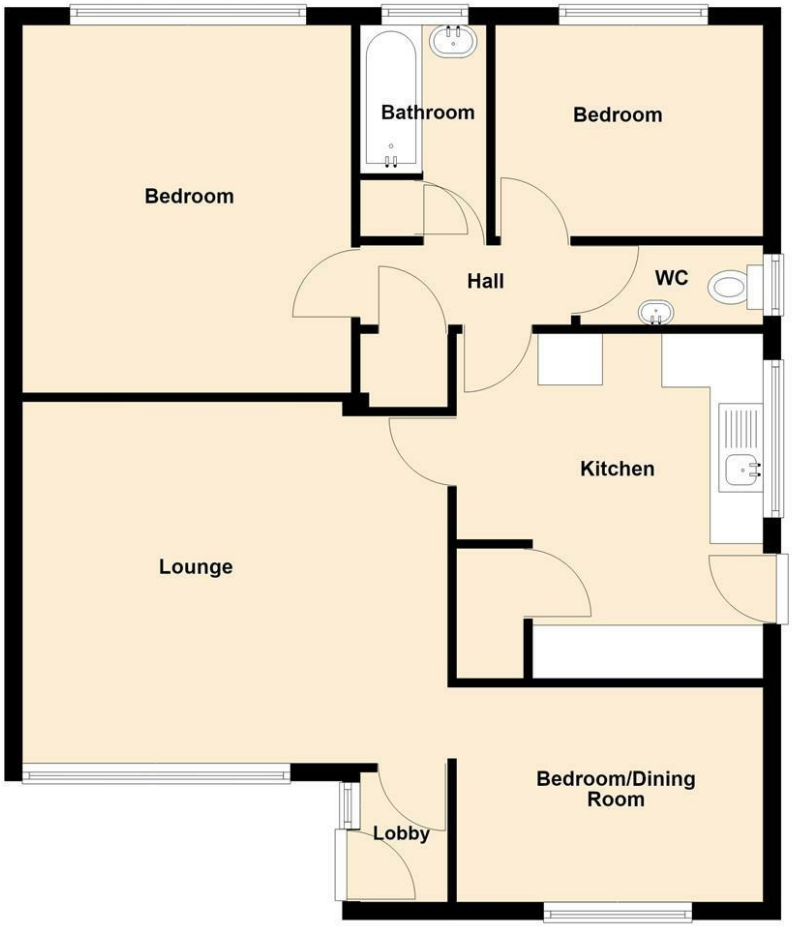
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

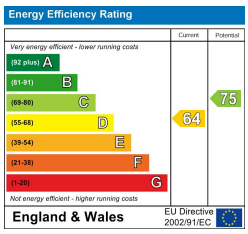
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

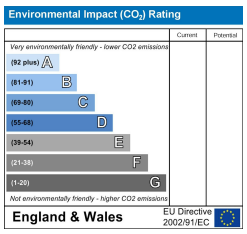
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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