12 Caudle Avenue - Asking Price £240,000

Lakenheath Brandon IP27 9AU

shires residential



"Consistently providing outstanding service to our clients"

Asking Price £240,000

The Property

Located within a well-established and sought-after residential area of Lakenheath, this attractive three-bedroom detached bungalow offers generous and flexible accommodation, making it an ideal home for families, downsizers, or those seeking comfortable single-storey living.

The property boasts a spacious living room, filled with natural light and providing an inviting space for both everyday living and entertaining guests. The kitchen is well-appointed with a range of integrated appliances, offering storage and workspace while maintaining a sleek and practical layout.

Accommodation comprises three well-proportioned double bedrooms, each offering versatility for use as sleeping accommodation, guest rooms, or a home office. A family bathroom completes the internal layout.

Externally, the bungalow continues to impress with an enclosed rear garden, providing a private and secure outdoor space ideal for relaxing, gardening and space for kids to enjoy. To the front, there is a driveway offering off-road parking, complemented by a garage for additional storage or secure parking.

The property is conveniently positioned close to a range of local amenities, including shops, schools, and everyday services, while also benefiting from good transport links to surrounding towns and countryside. Lakenheath is well-regarded for its village community feel, making this an excellent opportunity for buyers seeking a peaceful yet well-connected location.

Early viewing is highly recommended to fully appreciate the space, location, and lifestyle this property has to offer.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Features

- THREE-BEDROOM DETACHED BUNGALOW
- SOUGHT-AFTER RESIDENTIAL LOCATION IN LAKENHEATH
- SPACIOUS AND LIGHT-FILLED LIVING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GENEROUS DOUBLE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED AND PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARAGE FOR PARKING OR ADDITIONAL STORAGE
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

What the Vendors Love!

There's easy access to a lovely walk just behind the property, with a large field making it feel peaceful and open - perfect for four-legged friends or anyone who loves a good stroll!

Why We Love It!

The bedroom sizes are a real win - double beds fit in every room, with a queen-size bed in the master. No box rooms here!

















These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

rightmove.co.uk The UK's number one property website

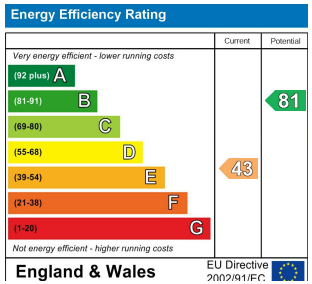
OnTheMarket.com

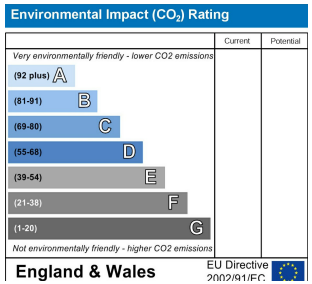
GROUND FLOOR
70.2 sq.m. (755 sq.ft.) approx.



TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





rightmove.co.uk
The UK's number one property website

OnTheMarket.com

shires residential

Shires Residential
4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresestateagents.co.uk
www.shiresresidential.com