# 2 Stirling View - Asking Price £325,000

Lakenheath IP27 9FF

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Asking Price £325,000

## The Property

An exceptional opportunity to purchase one of just eight brand-new homes, offering all the benefits of a new build without the feel of a large-scale development.

This beautifully designed detached bungalow provides spacious, contemporary accommodation, perfect for a range of buyers. At the heart of the home is a stylish modern kitchen with integrated appliances and a generous dining area, ideal for everyday living and entertaining. Adjacent to the kitchen, double doors lead into a bright and spacious living room overlooking the rear garden. The principal bedroom benefits from a contemporary en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

The property also benefits from an EPC of a B with an air source heat pump and is sold with a new-build warranty for complete peace of mind.

Externally, there is a generous enclosed rear garden, together with an additional garden area behind the parking, offering excellent outdoor space. Off-road parking is provided by a private driveway space and a garage.

With only eight exclusive homes available, early viewing is highly recommended. Contact us today to arrange your viewing and secure this fantastic new home.

## Location

Ideally positioned opposite the local recreation ground, this exclusive development is perfect for families and those who enjoy having open green space close by. Lakenheath offers a good range of everyday amenities, including local shops, cafés and restaurants, while its convenient location provides excellent road links for commuters travelling to Bury St Edmunds, Cambridge, Norwich and the surrounding areas.

## Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

## Features

- BRAND-NEW DETACHED THREE-BEDROOM BUNGALOW
- ONE OF ONLY EIGHT EXCLUSIVE HOMES
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM OVERLOOKING THE GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- TWO FURTHER WELL-PROPORTIONED BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- EPC B & AIR SOURCE HEAT PUMP
- GENEROUS GARDENS, PARKING AND GARAGE
- SECURE YOUR PLOT TODAY

















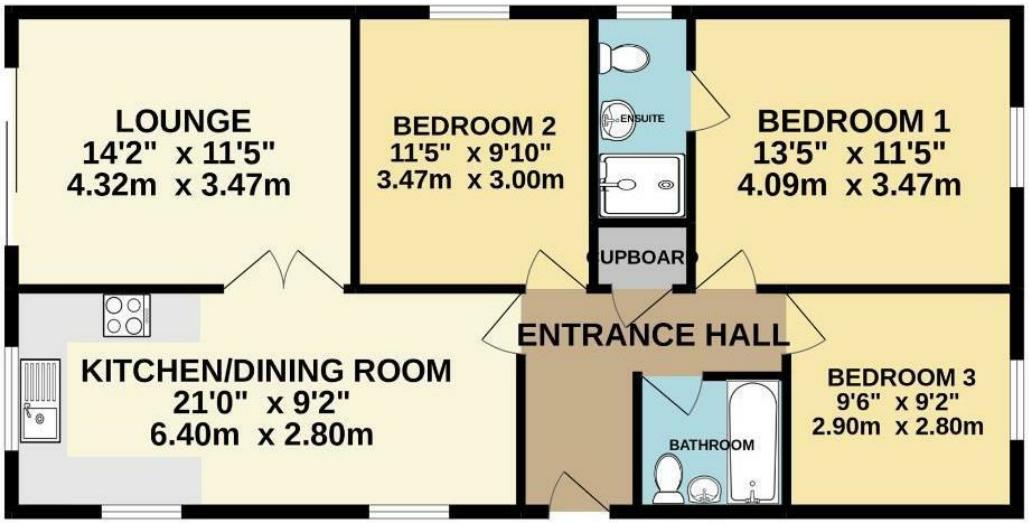


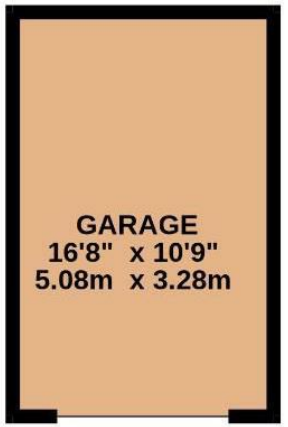




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

# GROUND FLOOR
## 1031 sq.ft. (95.8 sq.m.) approx.



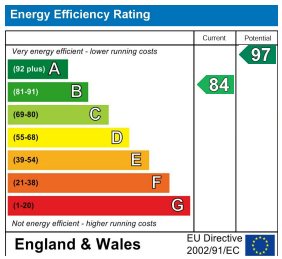




TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

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, omission 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.
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