



Station Road, Lakenheath, Brandon, IP27 9AA

welcome to

Station Road, Lakenheath, Brandon

Enjoying a PRIVATE SETTING on the EDGE OF A POPULAR SUFFOLK VILLAGE, this IMPRESSIVE DETACHED HOME is approached via a PRIVATE DRIVEWAY and FIVE-BAR GATES, offering GENEROUS ACCOMMODATION, SWEEPING GARDENS, COUNTRYSIDE VIEWS and EXCEPTIONAL PRIVACY, all offered with NO ONWARD CHAIN!

Summary

Set on the edge of a popular Suffolk village and surrounded by open countryside, this detached home occupies a generous plot & enjoys exceptional privacy, far-reaching views & a wonderful sense of seclusion. Offered with no onward chain, it presents an exciting opportunity to create a truly special home!

Approached via a private driveway & five-bar timber gates, the property offers extensive off-road parking alongside a double car port, creating an impressive sense of arrival. The sweeping gardens wrap around the home, providing a peaceful outdoor space with ample scope for landscaping, entertaining or simply enjoying the surrounding countryside.

Internally, the accommodation is spacious, versatile and well balanced. A welcoming entrance porch and hallway with a ground floor cloakroom leads through to a generous country-style kitchen, complete with a central island and ample space for dining. A separate formal dining room offers an elegant setting for family meals or entertaining, while the large living room is both bright and inviting, centred around a feature fireplace and benefitting from plentiful natural light. A useful study completes the ground floor and could easily serve as an additional bedroom if required.

To the first floor, four well-proportioned bedrooms provide comfortable accommodation for families of all ages. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a four-piece family bathroom.

The Accommodation

Entrance door to:

Entrance Porch

With door to front, built in storage cupboard and radiator.

Entrance Hall

With stairs to the first floor landing, built in under stairs storage cupboard and radiator.

Study

9' 8" x 8' 1" (2.95m x 2.46m)

With dual aspect windows and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with taps over and radiator.

Living Room

22' x 13' 10" (6.71m x 4.22m)

With feature woodburner inset into a brick fireplace, dual aspect windows, double doors leading out to the rear garden and radiator.

Dining Room

15' 2" x 14' 6" (4.62m x 4.42m)

With window to side, double doors leading out to the rear garden and radiator.

Kitchen

15' 2" x 12' 10" (4.62m x 3.91m)

With a range of fitted kitchen units at wall and base level with work surface over, inset Butler sink with taps over, space and point for Rangemaster oven, space for fridge/freezer, kitchen island, dual aspect windows, doors leading out to the rear garden and radiator.





Utility Room

9' 8" x 6' 4" (2.95m x 1.93m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, door to side, window to front and floor mounted oil central heating boiler.

First Floor Landing

With access to the loft space, built in airing cupboard with radiator, skylight and radiator.

Master Bedroom

15' 2" x 12' 11" (4.62m x 3.94m)

With dual aspect windows and radiator.

Master En-Suite

With W.C, wash hand basin with taps over, double shower cubicle with shower attachment over, window to front and heated towel rail.

Bedroom Two

14' 8" x 11' 5" (4.47m x 3.48m)

With some restricted head height, double built in wardrobes, two skylights and radiator.

Bedroom Three

10' 9" x 13' 10" max. (3.28m x 4.22m max.)

With built in wardrobe, dual aspect windows and radiator.

Bedroom Four

10' 10" x 13' 10" (3.30m x 4.22m)

With built in wardrobe, dual aspect windows and radiator.

Family Bathroom

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, claw foot bath with taps over, skylight and heated towel rail.

Outside

Front Garden

To the front of the property, down a private driveway and through a five-bar gate, there is a spacious area of lawn with a range of mature shrubs and trees and a large shingled area, providing ample space for off road parking and access to:

Double Car Port

With storage room to rear.

Rear Garden

To the rear, the garden is largely laid to lawn with a range of mature shrubs and trees throughout.



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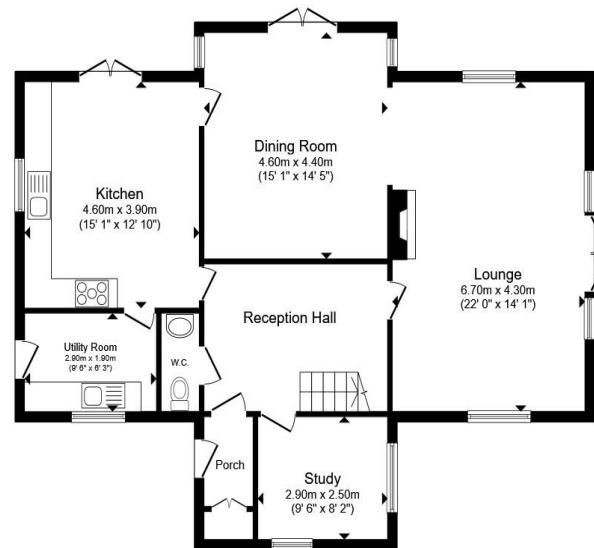
Station Road, Lakenheath, Brandon

- Imposing Detached Family Home
- Private Edge of Village Setting with Countryside Views
- Approached via a Private Driveway and Five-Bar Gates
- Ample Off Road Parking & Double Car Port
- Country Style Kitchen with Central Island and Space for Dining
- Formal Dining Room & Lounge with Feature Fireplace
- Four Good Sized Bedrooms with Plenty of Storage
- Master En-Suite, Four Piece Family Bathroom & Downstairs Cloakroom for Guests

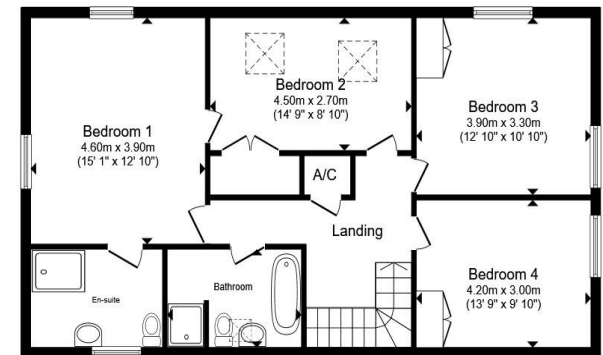
Tenure: Freehold EPC Rating: E

Council Tax Band: F

£650,000



Ground Floor



First Floor

Total floor area 182.3 m² (1,962 sq.ft.) approx

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.propertybox.io



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