



**Hedera House,
Lakenheath**

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Hedera House, 1b Back Street, Lakenheath, IP27 9HN

The village of Lakenheath is situated in West Suffolk, close to the Suffolk/Norfolk border and the surrounding Breckland countryside. It offers a range of local amenities including shops, schools, a doctors' surgery, public houses, and a railway station with links towards Ely, Cambridge and beyond. Nearby market towns such as Brandon and Mildenhall, together with the historic cathedral city of Bury St Edmunds, provide a wider range of facilities, while the surrounding countryside offers excellent walking and outdoor opportunities.

Located in a tucked-away position alongside two similar homes, this stunning property has been expertly modified by the current owners. Built in 2022, it benefits from a well-proportioned layout with an impressive finish and accommodation including a kitchen/breakfast room, three reception rooms, four generous bedrooms, and three en suite bathrooms. It is complete with a double garage, solar panels, air source heating, and enclosed gardens, with the advantage of a remaining NHBC warranty.

A stylish, updated and recently extended four-bedroom detached home within easy reach of all local amenities.

Ground Floor

ENTRANCE HALL A spacious and welcoming entrance hall with doors leading to all principal ground floor rooms and an oak staircase rising to the first floor. Useful under-stairs storage cupboard. Finished with quality LVT flooring throughout the ground floor.

CLOAKROOM Fitted with a low-level WC, wash hand basin set within a vanity storage unit, tiled splashback, and extractor fan.

SNUG / OFFICE A versatile double-aspect room with windows to the front and side elevations, ideal as a snug, home office, or children's playroom.

SITTING ROOM A generous living space featuring two side-aspect windows and rear garden windows allowing for plenty of natural light. Double doors open into the dining room, which benefits from French doors leading out to the rear garden. Further double doors connect to the kitchen/breakfast room, creating an excellent flow for modern family living and entertaining.

KITCHEN / BREAKFAST ROOM A stunning, well-appointed kitchen fitted with an extensive range of bespoke storage units and quartz work surfaces. Features include a Franke stainless steel one-and-a-half bowl sink with mixer tap beneath a rear-facing window overlooking the garden, an integrated Bosch dishwasher, full-height Bosch fridge and freezer, Bosch induction hob with extractor hood over, Bosch oven, combination microwave oven, and warming drawer. Double doors lead to the dining room, with a further door providing access to the utility room.

UTILITY ROOM Fitted with additional storage units and quartz work surfaces, incorporating a stainless-steel sink with mixer tap. There is plumbing and space for a washing machine, a full-height storage cupboard housing the air source heat pump (Hydrobox unit), a side-aspect window, and a pedestrian door providing external access.

INTEGRAL DOUBLE GARAGE A spacious double garage with a remote-controlled electric door, rear pedestrian access door, and double-glazed rear windows, together with an adjacent insulated storage cupboard. Also housing the solar panel battery system, fuse board, and EV charging point.

First Floor

GALLERIED LANDING A bright and airy landing with a side-aspect window, loft access, and doors leading to all bedrooms and the family bathroom.

PRINCIPLE BEDROOM SUITE A superb principal suite comprising a dressing room with side window opening into the bedroom area, which benefits from two Velux roof windows to the front elevation and access to useful eaves storage. An additional dressing/storage area leads through to the luxurious **EN SUITE** shower room, featuring tiled flooring, underfloor heating, a heated towel rail, a large walk-in double shower with remote-controlled rainfall shower, his-and-hers wash basins set within vanity storage, a low-level WC, part-tiled walls, extractor fan, a Velux roof window, and a mirror with Bluetooth connectivity.

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BEDROOM 2 A spacious and light-filled double bedroom overlooking the rear garden, with an en-suite shower room comprising a walk-in shower with Bristan handheld and rainfall showerheads, chrome heated towel rail, wash hand basin with vanity storage, low-level WC, rear-facing window, and extractor fan.

BEDROOM 3 A double-aspect double bedroom with windows to the side and rear elevations, benefiting from a further en-suite shower room mirroring Bedroom 2.

BEDROOM 4 A bright double-aspect bedroom with windows to the front and side elevations.

FAMILY BATHROOM A beautifully appointed family bathroom featuring a modern suite comprising a panelled bath with shower attachment, a large wash basin set within vanity storage, and a low-level WC. Additional features include a chrome heated towel rail, heated mirror with Bluetooth connectivity, extractor fan, and a rear-facing window. Airing cupboard housing the pressurised hot water cylinder.

Outside

To the side of the property is gated access leading to the rear garden, with a large insulated storage cupboard housing the electric meter and benefiting from power and lighting. There is pedestrian access to both the utility room and double garage.

The rear garden is predominantly laid to lawn with a generous patio seating area, established flower borders, and mature trees. Additional features include gated side access, outside tap, and external power socket. Situated within an exclusive development of just three similarly styled homes, the property is approached via a gravel driveway providing off-road parking for approximately two to three vehicles. The frontage also benefits from mature hedging, a lawned area with trees and flower beds, and access to the integral double garage with a remote-controlled electric door.

SERVICES Air Source heat pump central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,776.40 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

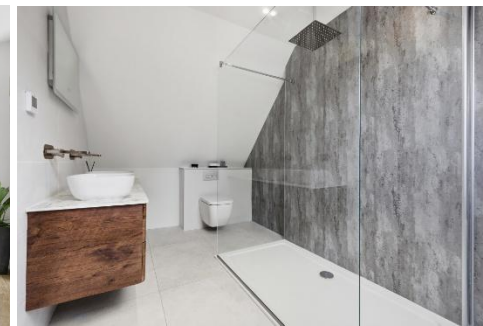
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 1000 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

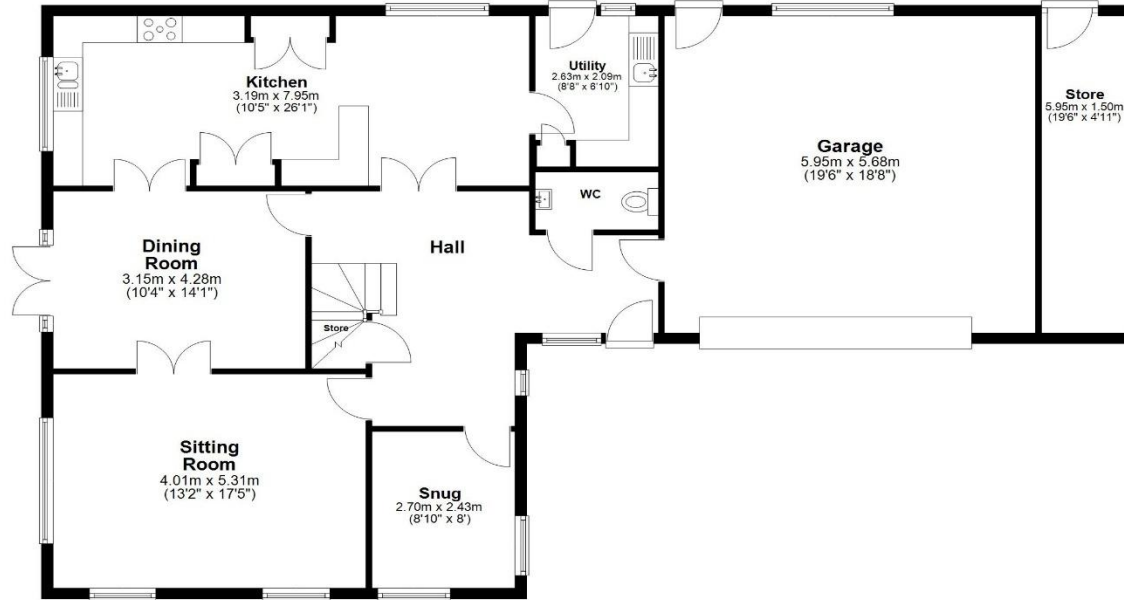
WHAT3WORDS stockpile.many.nation

VIEWING Strictly by prior appointment only through DAVID BURR.

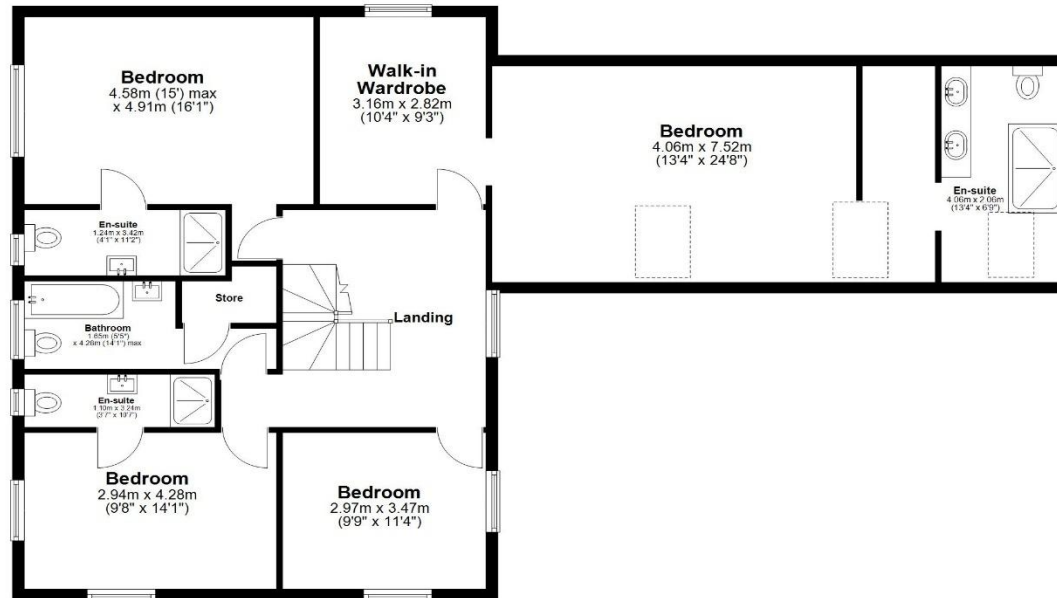
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Ground Floor
Approx. 141.8 sq. metres (1526.4 sq. feet)



First Floor
Approx. 124.2 sq. metres (1337.2 sq. feet)



Total area: approx. 266.0 sq. metres (2863.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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