

72 Violet Street, Lakenheath

Minors & Brady

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Lakenheath, Brandon

Ready to impress, this five-bedroom home delivers the space, flexibility, and modern features buyers look for, complete with a sociable open-plan kitchen and dining area, a separate living room, and a principal bedroom with an en suite. The well-balanced layout caters to busy family life, entertaining and working from home, with multiple bedrooms offering plenty of options as needs change. Contemporary kitchen fittings, an integrated oven and hob, and sliding patio doors create a practical and inviting heart to the home, with direct access to the enclosed rear garden. Upstairs, the principal bedroom benefits from its own shower room, alongside four further bedrooms and a family bathroom. Outside, a private garden, garage, and additional off-road parking complete this appealing package, making it an excellent choice for buyers seeking a home with room to grow.

- Five bedroom home in a desirable residential setting, offering versatile accommodation for modern family living
- Separate living room providing a comfortable space to relax away from the main living areas
- Contemporary fitted kitchen with modern units, practical work surfaces and an integrated oven and hob
- Spacious open plan kitchen and dining area, ideal for everyday family meals and entertaining
- Sliding patio doors connecting the kitchen and dining area with the enclosed rear garden
- Five well proportioned bedrooms offering flexibility for family life, guests or working from home
- Principal bedroom featuring a private en suite shower room for added comfort and convenience

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- Well balanced family accommodation with a ground floor WC and separate first-floor family bathroom
- Enclosed rear garden with a lawn and paved pathway, offering space for outdoor dining and relaxation
- Garage and additional off-road parking providing useful vehicle storage and everyday practicality

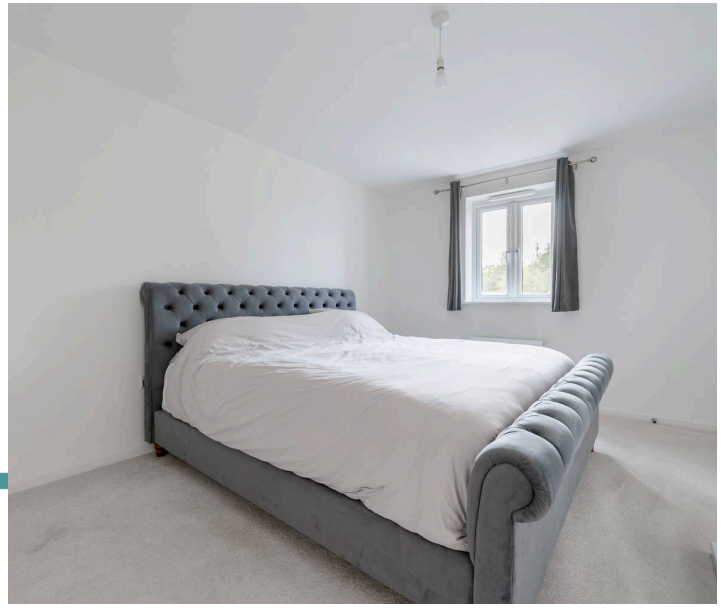
The Location

Lakenheath is a sizeable village in West Suffolk, offering a balance of rural surroundings, established local amenities and access to nearby employment centres. The village has a selection of convenience shops, local businesses, pubs, healthcare facilities, and community services, alongside Lakenheath Community Primary School and recreational facilities for residents. Further shopping, supermarkets and leisure options can be found in nearby Brandon and Mildenhall, making the area suitable for families, professionals and those seeking a quieter village lifestyle. Road links connect Lakenheath with surrounding towns and the wider region, while RAF Lakenheath is a significant local employment centre.

For those who enjoy spending time outdoors, RSPB Lakenheath Fen offers wetland landscapes, wildlife watching and walking trails, while the wider Breckland countryside provides further opportunities to explore the local landscape. Lakenheath railway station has a very limited service, with trains generally scheduled at weekends, so Brandon is the more practical option for regular rail travel. The village combines useful everyday facilities with access to nature and nearby market towns, offering a convenient base for enjoying life in this part of Suffolk.

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The ground-floor begins with an entrance hall, providing access to the main living areas and stairs leading to the first floor. The separate living room offers a comfortable place to relax away from the busier parts of the home, with natural light entering through the window and space for a range of seating arrangements. Whether enjoying a quiet evening or spending time with family and friends, it provides a useful additional reception space.

To the rear, the kitchen and dining area forms the heart of the home, bringing cooking and everyday dining together in one generous, open-plan setting. Fitted with contemporary units, work surfaces, and an integrated oven and hob, the kitchen offers practical storage and preparation space. The wider layout provides room for a dining table, creating a sociable environment for family meals and entertaining. Sliding patio doors connect this space with the rear garden, allowing natural light into the room and providing convenient access outside during the warmer months. A ground-floor WC adds further practicality for day-to-day living.

Upstairs, five bedrooms are arranged around the central landing, offering flexibility for a range of household needs. The principal bedroom is particularly well served by its own en-suite shower room, providing added privacy and convenience. Four additional bedrooms can accommodate family members or guests, while one could equally be used as a dedicated study, dressing room, or hobby space, depending on requirements. A separate family bathroom, fitted with a bath, wash basin, and WC, serves the remaining bedrooms.

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Outside, the enclosed rear garden provides a useful extension of the living space, with a lawn and paved pathway creating room for outdoor seating, gardening, or enjoying time outside. The enclosed layout offers a defined space for relaxing and entertaining, with scope to introduce planting or personalise the garden to suit individual preferences.

The property also benefits from a garage and additional off-road parking, providing useful space for vehicle storage and everyday convenience. Together with the four-bedroom layout, separate living room, and sociable kitchen and dining area, these features make the property well suited to buyers looking for a home that balances comfortable living with practical functionality.

Agent's Note

This property will be sold freehold, with a heat pump, and connected to mains water, electricity, and gas.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

There is a maintenance fee of £250 per year to EWS Property Management.

Council Tax Band: D

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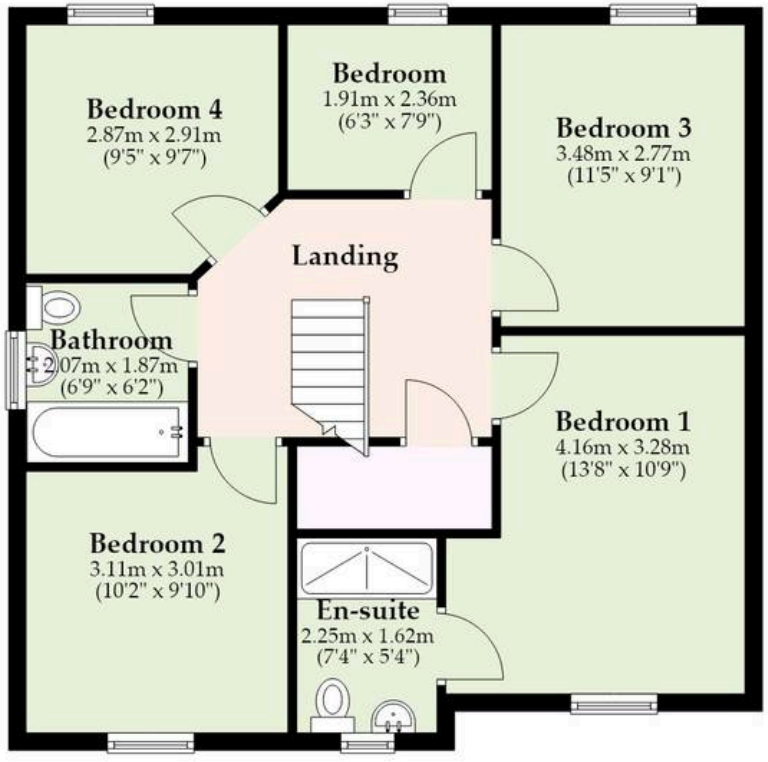
Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)
(excluding Garage)



First Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

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.
Plan produced using PlanUp.

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Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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