



**Violet Street, Lakenheath, Brandon, IP27 9FN**

**welcome to**

## **Violet Street, Lakenheath, Brandon**

A modern DETACHED FAMILY HOME on the sought after Liberty Gate development in Lakenheath, offering FOUR/FIVE BEDROOMS, OPEN PLAN LIVING, master EN-SUITE, driveway and GARAGE - a superb TURN KEY HOME with high energy efficiency!

### **Summary**

Positioned on the highly desirable Liberty Gate development in Lakenheath, this impressive detached home offers modern, energy-efficient living.

As a relatively new build, the property benefits from all the advantages of contemporary construction, including the remainder of a new homes warranty, high energy efficiency, an air source heating system, & a range of high specification modern finishes throughout.

Ideally located within walking distance of village amenities, and just a short drive from the market town of Brandon - offering supermarkets, schools & direct rail links to Cambridge and Norwich - the property combines convenience with a peaceful residential setting.

Externally, the home boasts excellent kerb appeal, with a driveway and garage.

Inside, the accommodation is bright & spacious throughout. An entrance hall leads to a cosy living room to the front, ideal for relaxing evenings. The standout feature is the stunning open plan kitchen/dining/utility space, creating a true hub of the home - perfect for everyday living & entertaining. A downstairs cloakroom adds further practicality.

Upstairs, the property continues to impress with four bedrooms, including a master with en suite, along with a separate study, which could easily serve as a fifth bedroom or nursery if required. A modern family bathroom completes the first floor.

Outside, the sunny rear garden offers a versatile and private space, ideal for families, entertaining or simply unwinding.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

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

#### **Living Room**

With dual aspect windows to both the front and side.

#### **Open Plan Living Space:**

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated dishwasher, oven and hob with cooker hood over, space for fridge/freezer and window to rear.

#### **Dining Room**

With double doors opening out to the rear garden.

#### **Utility Room**

With base units with work surface over, space and plumbing for washing machine, space for tumble dryer and door to:

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over and window to rear.

#### **First Floor Landing**

With built in storage cupboard.





### **Master Bedroom**

With window to front.

### **Master En-Suite**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and window to front.

### **Bedroom Two**

With window to front.

### **Bedroom Three**

With window to rear.

### **Bedroom Four**

With window to rear.

### **Study / Bedroom Five**

With window to rear.

### **Family Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and window to side.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden with a pathway to the front door and tarmac driveway with an EV charging point, providing space for off road parking and access to:

#### **Garage**

With up and over door to front.

#### **Rear Garden**

To the rear, the enclosed garden is mainly laid to lawn with a paved patio area and garden shed.

### **Agents Note**

Please note that the property is served by an air source heat pump system. Please contact the Branch for more details.



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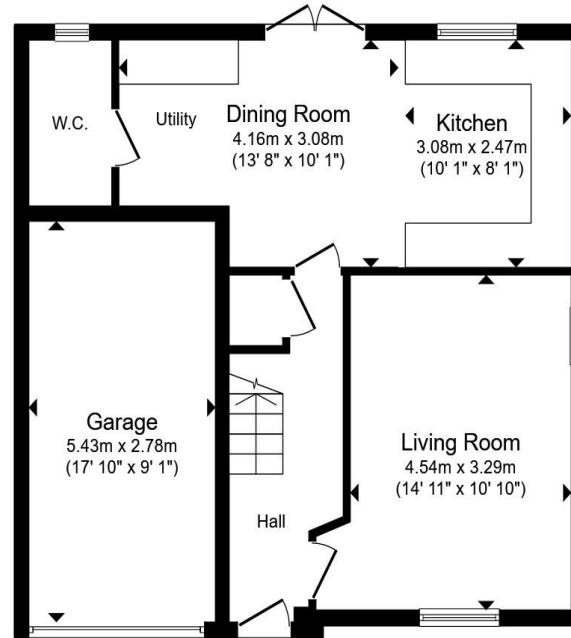
## Violet Street, Lakenheath, Brandon

- Spacious Detached Family Home
- Up to Five Bedrooms
- Remaining New Homes Warranty
- Popular Suffolk Village Location
- Open Plan Kitchen/Utility/Dining Room to Rear
- Downstairs Cloakroom, Matser En-Suite & Family Bathroom
- Integral Garage & Driveway Parking
- Energy Efficient Air Source Heating System

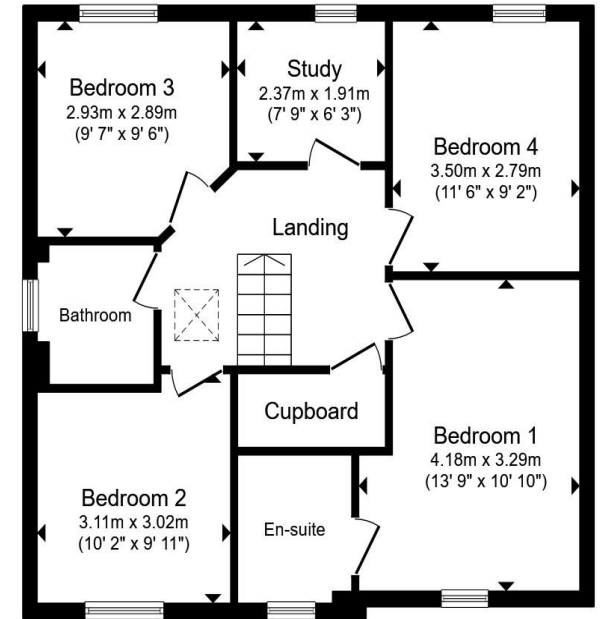
Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£375,000**



Ground Floor



First Floor

Total floor area 126.0 m<sup>2</sup> (1,356 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](http://www.propertybox.io)



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