

Station Road, Lakenheath IP27 9JA







william
h brown

welcome to

Station Road, Lakenheath Brandon

Within WALKING DISTANCE to the new school and also CLOSE TO THE VILLAGE CENTRE, this spacious home with over 2600sqft of accommodation can suit most needs! With upto FIVE BEDROOMS, wet room plus en-suites split over TWO LEVELS, you can please most families here! Call now to arrange an early viewing.

Summary
Are you a growing family looking for a family home in a village location? Or are you looking for an investment property that yields just under 8% return on your investment? Also for licensed HMO's, this could be the property for you!

Living Room
Currently used as a multi-purpose room, doubling up as a living room and games room, depending on your requirements. Double doors to side, air conditioning unit.

Dining Room
Feature woodburner, storage cupboard, air conditioning unit.

Kitchen
Door to front aspect, two windows to front, air conditioning unit, wall and base units with centre island, sink with mixer tap over, space for fridge freezer and space for dish washer.

Utility Hall
Floor mounted oil boiler, space for fridge freezer, radiator, built in cupboards, two windows to rear.

Utility Room
Window to rear aspect, wall and base units, radiator, space for tumble dryer.

Bedroom One
Two windows to rear aspect, air conditioning unit, radiator.

En-Suite
Window to front and rear, his 'n her sink, WC, upright radiator, freestanding bath.

Bedroom Two
Window to side aspect, radiator.

Bedroom Three
Window to front and side aspect. Air conditioning unit.

Wet Room
On the ground floor. Window to front aspect, heated towel rail, WC, wash hand basin with mixer tap, shower,

Bedroom
Double doors to side aspect, two windows to side aspect, air conditioning unit

Bathroom
Window to front aspect, WC, shower cubicle, wash hand basin with mixer tap.

Bedroom -
Window to front aspect, air conditioning unit, storage cupboard,

Dressing Area
Two windows to front aspect, fitted wardrobe.

En-Suite
Window to front aspect, heated towel rail, WC, wash hand basin, bath with mixer tap.







External
The property can be found opposite Elm Road along a private driveway, set away from the main Station Road. There is a large parking area to the front allowing multiple vehicles to park.

A spacious block paved area represents the main garden area which is ideal for entertaining coupled with a sheltered bar area and outbuilding.













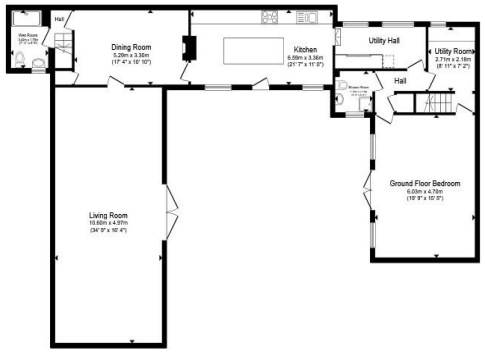
view this property online williamhbrown.co.uk/Property/BRD111515

welcome to

Station Road, Lakenheath

- Substantial Detached House
- Set Back from the Main Road
- Scope For Multi Generational Living
- Flexible Accommodation with upto 5 Bedrooms
- 34'10 x 16'3 Living Area plus Utility Room
- Oil Fired Heating & Air Conditioning
- Wet Room, En-Suite and Family Bathroom
- Large, Low Maintenance Garden to Front

Tenure: Freehold EPC Rating: D
Council Tax Band: E

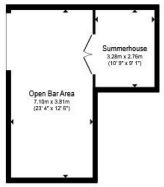


Ground Floor



First Floor

£525,000



Outbuilding

Total floor area 245.3 m² (2,640 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

william h brown

view this property online williamhbrown.co.uk/Property/BRD111515

william h brown

01842 811058

Brandon@williamhbrown.co.uk

18-20 High Street, BRANDON, Suffolk, IP27 0AQ

williamhbrown.co.uk

The Property Ombudsman

Property Ref:
BRD111515 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.