

# 17a Wings Road - Guide Price £475,000

Lakenheath Brandon Suffolk IP27 9HW

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# Guide Price £475,000

## The Property

Guide Price - £475,000 - £500,000 An excellent opportunity to purchase this individually designed spacious detached four bedroom house in this sought after village. Enjoying a non estate position down a private shared lane, this 'Chain Free' home occupies a large garden plot and boasts generous accommodation throughout. Viewings are recommended.

## SITUATION & LOCATION

A superb opportunity to purchase this individual detached village residence situated at the end of a private shared driveway and occupying a large established plot with gardens enjoying a southerly aspect. Believed to have been built in the late 1980s, the current owner has lived in the property for a number of years and we are privileged to be instructed to market this property for sale, Chain free. The house boasts generous accommodation throughout, well suited to a family's needs including four ground floor reception rooms, a large well fitted kitchen with utility off and four bedrooms, the master bedroom having an en suite bathroom. There is also a family bathroom and ground floor cloakroom.

The house benefits from oil fired central heating and Upvc double glazing and there is an attached double garage with automated garage door. You would expect a house of this size to have a large garden and you will not be let down. The large garden, predominantly to the south as well as a paved terrace off the sun room where there is a hot tub that is included at the listed price. The sale of this property offers a wonderful opportunity to those purchasers seeking a large comfortable home in this well served Suffolk village and viewings are recommended.

Lakenheath has a range of amenities including churches, public houses, shops and other services, sporting and recreation facilities, a doctor's surgery and schooling for younger children. Lakenheath railway station is about 2 miles from the village centre. Lakenheath is about 6 miles from Brandon and 12 miles from the larger Norfolk town of Thetford. The town of Mildenhall lies approximately 4 miles away with Bury St. Edmunds located approximately 10 miles to the South.

## RECEPTION HALL

With Hardwood entrance door; open tread hardwood staircase leading to first floor, radiator, Oak flooring.

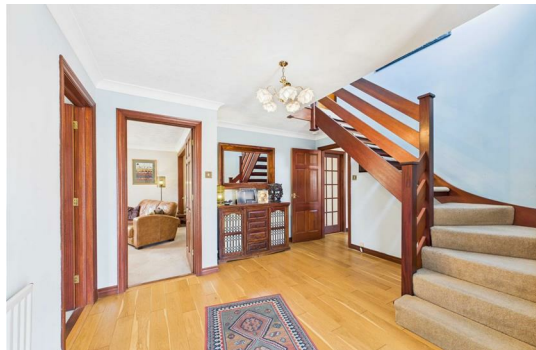
## LOUNGE/DINER

28'10" x 13'0"

Open fireplace with brick surround and Pamment hearth; hardwood sealed unit double glazed windows to rear and side; radiator; fitted carpet. Leading to:

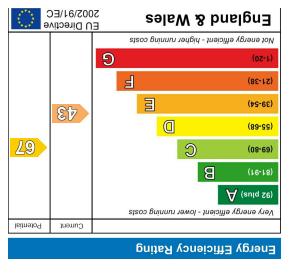
## Features

- AN INDIVIDUAL MODERN DETACHED HOUSE
- NON ESTATE POSITION LOCATED DOWN A QUIET LANE
- LARGE ESTABLISHED PLOT
- SPACIOUS LOUNGE AND DINING AREA
- LARGE SUN LOUNGE
- GROUND FLOOR STUDY/FIFTH BEDROOM
- WELL FITTED KITCHEN WITH UTILITY OFF
- FOUR FIRST FLOOR BEDROOMS AND BATHROOM
- LARGE PRINCIPAL BEDROOM WITH EN-SUITE
- DOUBLE GARAGE





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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<p>GIRAFFE360</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>		<p>Ground Floor Building 2</p> 
<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>		
<p>(1) Excluding balconies and terraces</p>		
<p>Approximate total area<sup>m</sup></p> <p>2287 ft<sup>2</sup></p> <p>212.5 m<sup>2</sup></p> <p>Reduced headroom</p> <p>6 ft<sup>2</sup></p> <p>0.6 m<sup>2</sup></p>	<p>Floor 1 Building 1</p> 	<p>Ground Floor Building 1</p> 