



Brewers Close

Lakenheath, IP27

Guide price £290,000

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Description

Guide Price £290,000 - £300,000.

This charming character cottage is understood to date back to the late 1800's and still retains many of its attractive period features. The property offers versatile internal accommodation in addition to well-maintained front and rear gardens, garage and ample off street parking space for four cars.

Upon entering the property you will find a welcoming entrance hall with ample space to remove coats and shoes, stairs leading to the first floor landing and a cloakroom W.C with wash hand basin.

The property includes an impressive farmhouse style kitchen/ dining room with exposed beams to the ceiling and offers a range of wall and base level units, butler sink, integrated dishwasher plus space for a range style cooker, washing machine and fridge freezer. The kitchen/ dining room also features a large storage cupboard, with space inside for an additional appliance, and houses the boiler which serves an LPG gas fired central heating system. The boiler was installed in March 2024 and last serviced in October 2025.

The downstairs accommodation is concluded by three reception rooms, currently comprising a lounge with an attractive brick fireplace housing a multi-fuel burner, which makes a cosy focal point, plus conservatory overlooking the rear garden and a study/ home office which could also be used as a fourth, downstairs bedroom. The lounge features exposed beams to the ceiling and a useful understairs storage cupboard.

Upstairs the property boasts three well-proportioned bedrooms, including an impressive primary bedroom which extends to almost 19ft across with ample space for a dressing area, and two double bedrooms.

The family bathroom is tiled floor to ceiling and concludes the

upstairs accommodation, comprising W.C, wash hand basin and bath with shower attachment over.

Outside, the cottage enjoys a block-paved courtyard style garden to the front with a useful storage shed, a small lawn and a variety of trees, shrubs and plants.

The rear garden is fully enclosed and predominantly laid to lawn, with a selection of small trees and a side access gate.

There is also a shared driveway leading to a garage at the rear of the property, with ample space in front to park four cars.

Measurements

Cloakroom W.C - 5'6" x 3'9"

Lounge - 14'4" x 10'4"

Conservatory - 7'10" x 7'9"

Kitchen/ Dining Room - 18'00" max (6'00" min) x 13'7" max (10'00" min)

Study - 10'6" x 10'00"

Bedroom - 18'10" max x 8'7" max (8'3" min)

Bedroom - 11'00" x 10'01"

Bedroom - 13'7" max (10'10" min) x 8'6" max

Family Bathroom - 8'00" x 5'5"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Tel: 01638 474164

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, D.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

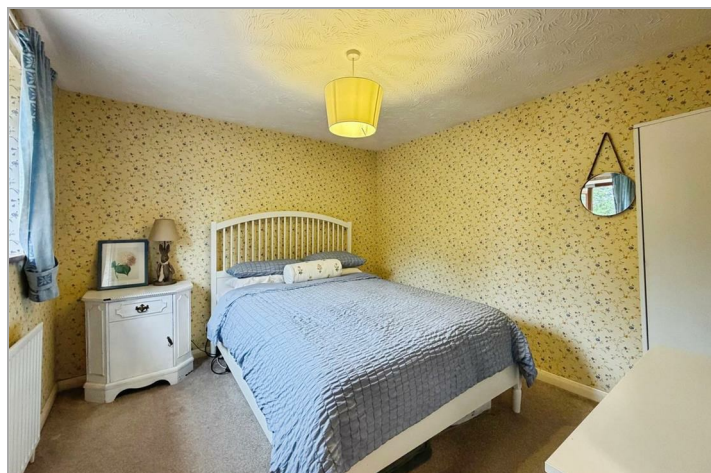
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

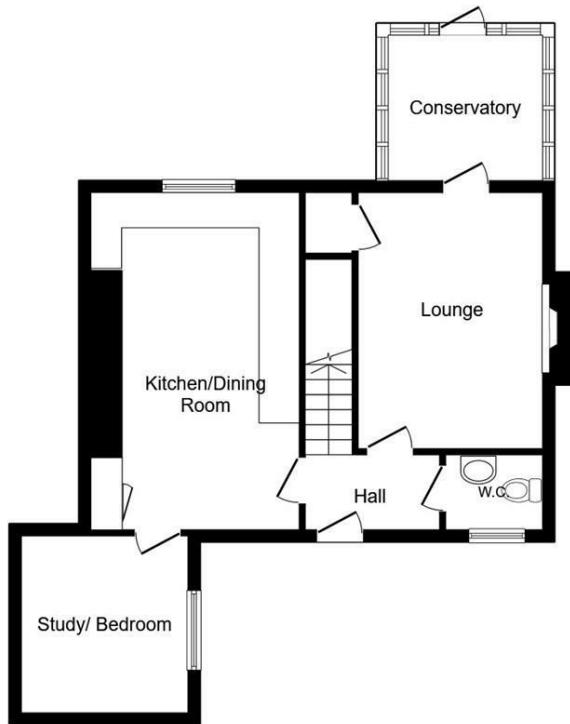
Floor plans are not to scale. They are provided for

indication purposes and their accuracy should not be relied upon.

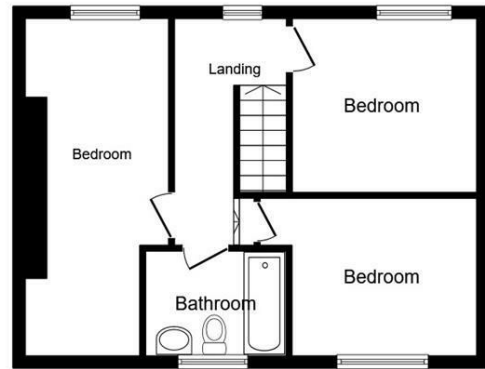
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

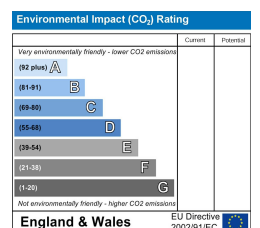
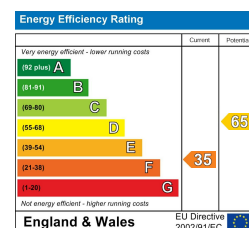


First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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