Cowslip Way, Lakenheath, Brandon, IP27 9FQ

william h brown

welcome to

Cowslip Way, Lakenheath Brandon

Are you ready to be surprised? This is a FINE EXAMPLE of a family home that combines MODERN COMFORTS & SUPERB PRACTICALITIES! With a flexible FOUR or FIVE BEDROOMS providing approximately 1450sqft of space, there is SO MUCH ON OFFER HERE! Viewing is highly recommended - call now!

Summary

Located within the highly sought after Suffolk village of Lakenheath, this modern detached home offers spacious & versatile accommodation, making it an excellent choice for growing families as well as investors.

Constructed in recent years, the property benefits from all the advantages associated with a newer home, including the remainder of a new homes warranty, high energy efficiency rating & an air source heating system. The current owners have also invested in additional upgrades, further enhancing the appeal & finish of the home.

The house enjoys strong kerb appeal & benefits from a lengthy driveway to the side providing off road parking, plus a single garage.

The accommodation is bright, spacious & thoughtfully designed to suit modern life. An entrance hall leads through to a cosy living room, while a separate study provides the ideal space for home working.

To the rear, the home opens into a superb kitchen/family room, which forms the true heart of the home. This space features a modern fitted kitchen, room for dining & access out to the garden, making it perfect for both everyday living & entertaining. A separate utility room & downstairs cloakroom add further practicality.

Upstairs, the sense of space continues with up to five bedrooms, offering excellent flexibility, guest accommodation or additional workspaces if required. The principal bedroom benefits from an en suite, while the remaining bedrooms are served by a modern bathroom.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over and radiator.

Living Room

With electric fire, window to front and radiator.

Study

With dual aspect windows to both the front and side and radiator.

Kitchen / Family Room

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, space for fridge/freezer, integrated breakfast bar, integrated dishwasher, electric hob and oven, two windows to rear, door leading out to the rear garden and two radiators.

Utility Room

With a range of fitted kitchen units at wall and base level with work surface over, space and plumbing for washing machine, space for tumble dryer and door leading out to the rear garden.

First Floor Landing

With built in airing cupboard, further built in storage cupboard and access to the loft space.

Master Bedroom

With built in wardrobe, window to front and radiator.

Master En-Suite
With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to front and radiator.

Bedroom Two
With built in storage cupboard, window to front and radiator.

Bedroom Three
With window to rear and radiator.

Bedroom Four
With window to rear and radiator.

Bedroom Five / Office
With window to rear and radiator.

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

Outside

Front Garden
To the front of the property, there is a lawned garden with some shrub and floral borders and a driveway to the side, providing off road parking space and access to:

Garage

Rear Garden
To the rear, the enclosed garden is largely laid to lawn with a paved patio area and some shrub and floral borders.

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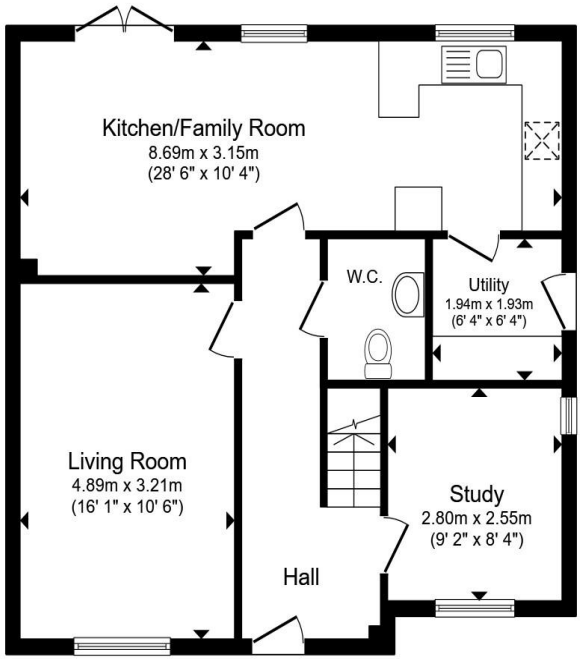
Cowslip Way, Lakenheath, Brandon

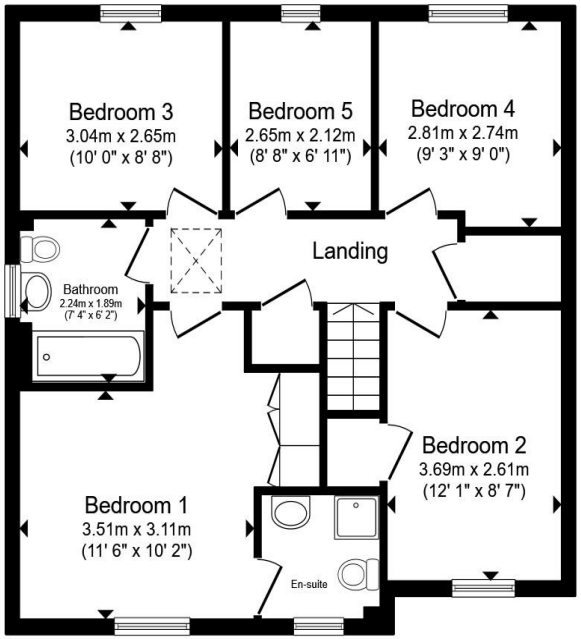
- Modern Detached Home with £££'s Spent on Upgrades!
- Approximately 1450sqft of Accommodation
- Flexible Four or Five Bedrooms
- Separate Ground Floor Study & Separate Utility
- Master En-Suite & Modern Family Bathroom
- Electric Car Charger, Air Source Heating, Energy Efficient Home
- Single Garage & Driveway Parking
- Remainder of New Home Warranty

Tenure: Freehold EPC Rating: B

£400,000



Ground Floor



First Floor

Total floor area 129.1 m² (1,390 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

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