



Cowslip Way

Lakenheath, IP27

Offers over £375,000

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Description

Situated on a modern development in the village of Lakenheath, Cowslip Way presents a splendid opportunity to acquire a modern detached family home, built in 2024. This impressive property boasts a generous 1,432 square feet of living space, thoughtfully designed to cater to contemporary family life.

Upon entering a welcoming entrance hall, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen and family room serve as the heart of the home, perfect for gatherings and everyday living. Additionally, a separate lounge offers a tranquil retreat, while a versatile dining room or study can easily adapt to your needs. The ground floor also enjoys a utility room off the kitchen, and a generous cloakroom with W.C and wash hand basin.

The upstairs features five spacious bedrooms (or four and a study), including a master suite complete with fitted wardrobes and an en-suite shower room, ensuring comfort and privacy for all family members. With the en-suite in addition to the family bathroom, morning routines will be a breeze.

Outside, the enclosed garden offers a private retreat for outdoor activities and alfresco dining. The property also includes a garage and a driveway with parking for two vehicles, providing convenience for families with multiple cars. There is also an electric charging point connected.

This home is equipped with efficient air source heating and sealed unit UPVC windows and doors throughout, ensuring warmth and energy efficiency. Located within a modern development, residents will enjoy easy access to the nearby towns of Brandon and Mildenhall, making this an ideal location for both work and leisure.

In summary, this is a delightful family home that combines modern living with the charm of village life, making it a perfect choice for those seeking comfort and convenience in Lakenheath.

Measurements

Entrance Hall

Lounge - 16' x 10' 6" max

Kitchen/ Family Room - 26' 6" x 10' 3" max

Utility - 6' 6" x 6' 4"

Cloakroom (W.C.) - 6' 1" x 4' 10"

Dining Room/ Study - 9' 2" x 8' 4"

Stairs to first floor landing

Bedroom 1 - 12' 7" max x 11' 1" max

En- Suite - 5' 11" max x 5' 5" max

Bedroom 2 - 11' 11" x 8' 6"

Bedroom 3 - 9' 11" x 8' 8"

Bedroom 4 - 9' 2" max x 9'

Study/ Bedroom 5 - 8' 8" x 6' 11"

Bathroom - 7' 4" x 6' 1" max

Council Tax band - D

Tel: 01842 818282

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.

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





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(G1-91)	B		
(G9-80)	C		
(D5-68)	D		
(D9-54)	E		
(D1-38)	F		
(F1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(E1-91)	B		
(E9-80)	C		
(D5-68)	D		
(D9-54)	E		
(D1-38)	F		
(F1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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