

Warreners Reach

Lakenheath, Suffolk, IP27 9DJ
£212,500



Located in a cul de sac within Lakenheath, is this 3 bedroom semi detached chalet style home offered for sale in good condition throughout. The property benefits from oil fired heating system, double glazing, two bathrooms, garage, drive and enclosed rear garden. Call now to view

- Oil Fired Heating System
- Double Glazing
- Master With En Suite
- Two Further Double Bedrooms
- Family Bathroom
- Fitted Kitchen
- Utility Room
- Garage & Drive
- Lounge/Diner
- Enclosed Rear Garden

SITUATION & LOCATION

Mildenhall offers a good range of shopping, education and leisure services together with many local places of historical interest. Lakenheath and Red Lodge are approximately four miles away both well serviced with their own amenities. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Mildenhall lies approximately two miles from the Fiveways interchange on the A11 which gives easy access to Norwich and Cambridge. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

ACCOMMODATION IN DETAIL

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.

ENTRANCE HALL

Double glazed entrance door to hall, stairs to first floor with under stair storage cupboard, radiator, and doors to

LOUNGE/DINER

24' 7" x 11' 8" (7.49m x 3.56m) Double glazed window to front, double glazed French style doors to garden, two radiators, electric fire



BEDROOM 1

11" x 10' 5" (3.63m x 3.18m) Double glazed window to front with radiator under, sliding door to en suite wet room



EN SUITE

Tiled walls and floor and three piece suite comprising shower area with seat, close coupled WC, wash hand basin, radiator, electric fan heater, spots lights, extractor fan and two double glazed windows



KITCHEN

12' 2" x 11' 1" (3.71m x 3.38m) Fitted wall and base units with work surfaces over and part tiled surround, sink unit, fitted oven and hob with extractor fan over, integrated dish washer, double glazed window overlooking the rear garden, tiled floor, radiator, spotlights to ceiling and arch to utility



UTILITY ROOM

5' 10" x 5' 3" (1.78m x 1.6m) Double glazed window and double glazed door to garden, radiator, tiled floor, plumbing for washing machine, sink unit

LANDING

With loft access, airing cupboard, radiator and doors to all first floor rooms

BEDROOM

13' 9" x 11' 8" (4.19m x 3.56m) Double glazed window to front, radiator



BEDROOM

13' 9" x 10' 5" (4.19m x 3.18m) Double glazed window to front, radiator, storage cupboard



BATHROOM

three piece suite comprising panel bath with shower unit over, close coupled WC, vanity wash hand basin, radiator, spot lights, double glazed window

OUTSIDE FRONT GARDEN - Herringbone block paved sloped path to entrance door

GARAGE & PARKING

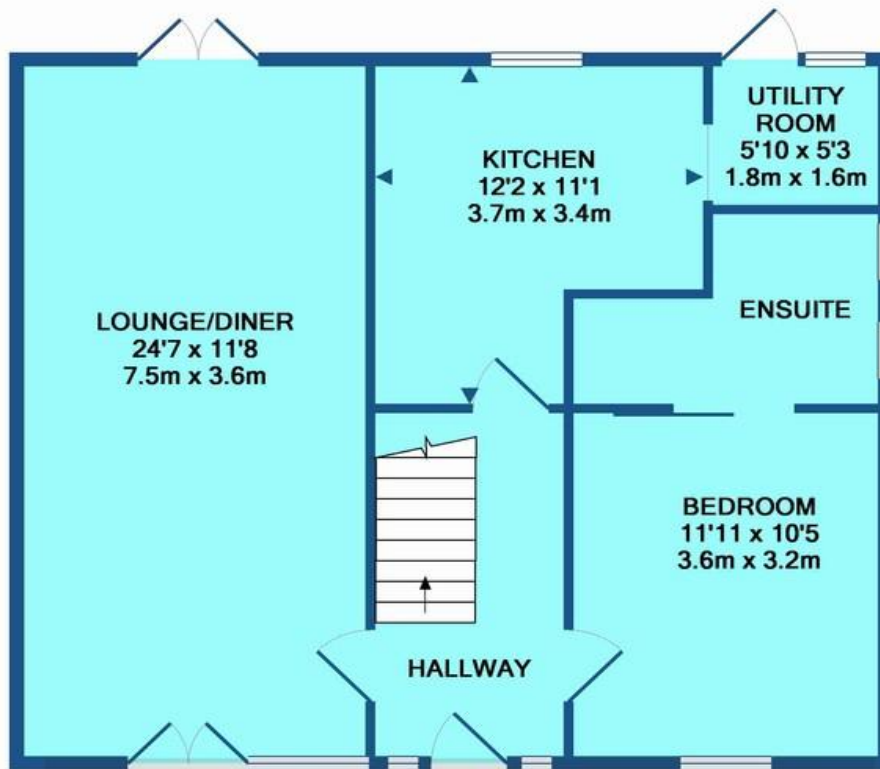
Herringbone block paved drive to garage, which also gives gated access to the rear garden. The garage has an up and over door, power, light, double glazed window and personnel door to garden

REAR GARDEN

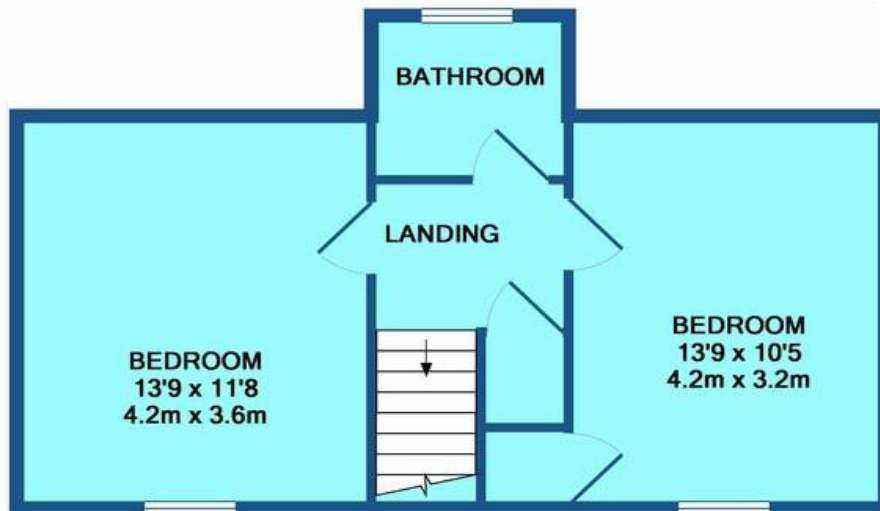
Mainly laid to lawn with patio area. shed, oil tank, outside tap and side pedestrian access







Chilterns
 GROUND FLOOR
 APPROX. FLOOR
 AREA 704 SQ.FT.
 (65.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 415 SQ.FT.
 (38.6 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Do you have a property to sell or let locally?

Trust your local multi award-winning agent to deliver the results!



If you have a property to sell or let and would like an honest appraisal, supported by comparable evidence from the town's leading Agent, call us today. We're here to help.

Our Local Partners



As a local, independent business we like to work closely with other local businesses within the community.



Social Media is rapidly becoming an integral part of our business. You will find us on the leading Social Media sites [facebook.com/chilternsmildenhall](https://www.facebook.com/chilternsmildenhall)

Community Projects

At Chilterns we don't just serve the local community, we support it. This year we are proud to be supporting Mildenhall Speedway and Lakenheath Football Club



Chilterns support our local community

Meet the Mildenhall team

Steve Thorogood
Mildenhall Branch Manager



Steve joined the industry upon leaving school in 1986 working for London based independent estate agents and worked his way up to Branch Manager.

In 2000 Steve and his family moved to Suffolk where he developed his skills even further, gaining a wealth of experience and knowledge. He managed the offices of some large corporate agents including being promoted to Executive Branch Manager for the Countrywide Group.

'My commitment to customer Service is paramount whether you are a seller, buyer, landlord or tenant' comments Steve, who together with his team, focuses on client's needs offering guidance and advice throughout every step of the sales and lettings process.

As Branch Manager of Chilterns in Mildenhall, Steve can nurture his entrepreneurial skills, bringing them to the fore, thus making your move as smooth and trouble free as possible.

Lois Whittingham
Sales & Lettings Negotiator



Dealing with both sales and lettings Lois has had a passion for property. Lois joined the Mildenhall team in 2015 and has had a passion for property from an early age. Born in Suffolk she is very keen to use her local knowledge to assist clients with their property needs and establish herself in this rewarding career. We are certain that her local connections will enhance our already dominant Lettings Department.

Sue Cobbin
Sales & Lettings Negotiator



Having lived locally for a number of years Sue has a wealth of knowledge regards the local area which helps in assisting purchasers to find the right property for their needs. Sue is a highly valued member of staff and offers help and guidance whether finding a suitable tenant or purchaser, supporting the sales and lettings process to completion and is a tremendous asset to colleagues and clients.

Anna Pettit - Negotiator



Anna brings many years of property expertise to Chilterns. She has excellent knowledge of the local area and is often praised by clients for informative and considerate approach.

Carol Prodromou - Property Inspector



Regular Inspections of all properties let and managed by chilterns is an invaluable service providing peace of mind for landlords. Carol makes sure all our managed properties are cared for and any repairs undertaken.

Diane Wren - Accounts Department



Chilterns manage a large rental portfolio and deal with payments between landlords and tenants on a daily basis. Diane provides an essential role to landlords ensuring rent payments are collected and arrive on time.

Karen MacLoughlin - Senior Negotiator



Karen deals heavily with lettings and the ongoing management of these properties, arranging repairs, dealing with maintenance issues, viewings, referencing applications and preparation of leases. Karen's excellent communication skills are an asset to the office in particular when negotiating lease terms and rent renewals.