A well presented and recently re-decorated three bedroom semi-detached family home occupying a pleasant position, bordering open greensward to the front, within this popular Suffolk village.

The property benefits from an Entrance Hall, Cloakroom, Sitting Room, Kitchen / Dining Room, Conservatory, Family Bathroom, Garage and Driveway parking. Further benefits include double glazing, wet electric central heating system and no onward chain.

Services: All mains services are believed to be connected to the property.

Local Authority: Forest Heath District Council

Council Tax: - B
SITUATION & LOCATION  A fantastic opportunity to acquire this spacious, extremely well presented family home. The property features spacious ground floor accommodation to include a sitting room and a conservatory. There is a modern kitchen with integrated appliances and a cloakroom. To the first floor there are three bedrooms and a family bathroom.

The property also benefits of Upvc sealed unit double glazed windows and doors throughout together with a conservatory Upvc facias and guttering.

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  Tiled flooring, radiator, stairs leading to the first floor accommodation, doors leading to all rooms.

CLOAKROOM  Fitted with a two piece suite to include a wash basin and WC. Tiled floor, radiator, double glazed window to the front aspect.

SITTING ROOM  15’ 5” x 10’ 5” (4.7m x 3.18m) Double glazed window to the front aspect, feature fireplace with timber surround and electric insert, radiator.

KITCHEN / DINING ROOM  17’ 5” x 7’ 4” (5.31m x 2.24m) Fitted with a range of stylish wall and base units, work surfaces and complementary wall and floor tiling. Integrated appliances include an electric oven, four ring electric hob with extractor above, dishwasher. There is space and plumbing for a washing machine.
and fridge / freezer. Double glazed overlooking the rear garden, French doors opening to:

**CONSERVATORY** 12' 0" x 7' 11" (3.66m x 2.41m)
Glazed to three aspects, tiled flooring, double glazed French doors opening to the rear garden.

**FIRST FLOOR**
**LANDING** Airing cupboard housing the electric central heating boiler and hot water cylinder, access to loft space, doors leading to all rooms.

**BEDROOM ONE** 10' 8" x 9' 8" (3.25m x 2.95m) Double glazed window to the rear aspect, double built in wardrobe cupboard, radiator.

**BEDROOM TWO** 9' 10" x 9' 8" (3m x 2.95m) Double glazed window to the front aspect, double built in wardrobe cupboard, radiator.

**BEDROOM THREE** 7' 6" x 7' 4" (2.29m x 2.24m) Double glazed window to the rear aspect, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite to include a panel enclosed bath with shower above, vanity wash basin and WC. Complementary tiling, double glazed window to the front aspect, radiator.

**OUTSIDE** To the front, the garden is laid to lawn with mature flower and beds. A paved pathway leads to the front entrance door. A tarmacadum driveway leads to the parking and single garage.

The rear garden is a generous size with paved terrace and the remainder being laid to decorative stones with mature flower and shrub beds. The whole garden is fully enclosed by a brick wall and panel fencing.

**GARAGE** Up and over door, double glazed window to the rear aspect, personal door to the rear garden.