An impressive and greatly improved three bedroom semi-detached family home, occupying a superb manicured plot with ample driveway parking and garaging. The property benefits from a modern kitchen / dining room opening to a conservatory, double glazing and central heating. Viewing highly recommended. EPC Rating D - 63

The accommodation in detail comprises an Entrance Hall, Cloakroom, Sitting Room, Kitchen / Dining Room, Conservatory, Three Bedrooms and Family Bathroom.

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

**Local Authority:** Forest Heath District Council

**Council Tax:** B -
SITUATION & LOCATION
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
Stairs leading to the first floor accommodation with large cupboard beneath, radiator, wood laminate flooring, doors leading to all rooms.

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

SITTING ROOM
15’ 4” x 10’ 5” (4.67m x 3.18m)
Double glazed window to the front aspect, feature fireplace with electric insert, radiator.

KITCHEN / DINING ROOM
17’ 4” x 7’ 5” (5.28m x 2.26m) Fitted with a range of modern wall and base units, worksurfaces and complementary tiling. Integrated appliances include a double electric oven with hob above and extractor canopy, dishwasher. Space for fridge / freezer and washing machine, double glazed window to the rear aspect, wood laminate flooring, radiator, French doors opening to:

CONSERVATORY
12’ 0” x 10’ 0” (3.66m x 3.05m)
Glazed to two aspects, French doors opening to the rear garden, wood laminate flooring.
FIRST FLOOR

LANDING Access to the loft space, airing cupboard, radiator, doors leading to all rooms.

BEDROOM ONE 10’ 8” x 9’ 7” (3.25m x 2.92m) Double glazed window to the rear aspect, radiator, double built in wardrobe cupboard.

BEDROOM TWO 9’ 9” x 9’ 9” (2.97m x 2.97m) Double glazed window to the front aspect, radiator, double built in wardrobe cupboard.

BEDROOM THREE 7’ 6” x 7’ 6” (2.29m x 2.29m) 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 and glazed screen, vanity wash basin and WC. Complementary wall tiling, radiator, double glazed window to the front aspect.

OUTSIDE To the front there is a sweeping driveway providing parking and turning space and leads to the detached garage. The remainder of the garden is laid to a shaped lawn with flower and shrub borders. Gated access to the rear garden.

To the rear, there is a paved terrace ideal for al-fresco dining and a further timber decked area. The remainder of the garden is laid to lawn with mature planting and flowering beds. The garden is fully enclosed by panel fencing.

GARAGE With metal up and over door, power and light connected, double glazed window to the rear, personal door leading to the rear garden.