ERISWELL ROAD, LAKENHEATH
BRANDON, SUFFOLK, IP27 9AF

A superb three bedroom semi-detached family home, siding on to allotments, within this most popular village location. Benefits include oil fired central heating, double glazing, 16ft Kitchen / Dining Room, Cloakroom and En-suite, Garage and Driveway Parking. VIEWING HIGHLY RECOMMENDED. EPC RATING C - 74

The accommodation in detail comprises an Entrance Hall, Cloakroom, Kitchen / Dining Room, Sitting Room, Master Bedroom with En-suite, Two Further Bedrooms and Family Bathroom.

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

Local Authority: 

Council Tax: -
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 cupboard beneath, doors leading to all rooms.

CLOAKROOM With suite comprising of WC and wash basin, radiator, tiled floor, double glazed window to the front aspect.

KITCHEN/DINING ROOM 16’ 10” x 8’ 4” (5.13m x 2.54m) Fitted with a range of wall and base units, work surfaces and complementary tiling, one and a half bowl sink unit, integrated oven and hob with extractor above, wall mounted boiler, space for fridge/freezer, plumbing for washing machine, tiled flooring, radiator, double glazed window to the front aspect.

SITTING ROOM 15’ 9” x 14’ 7” (4.8m x 4.44m) Glazed recess with windows to three aspects, double glazed French doors opening to the rear garden, radiator.
FIRST FLOOR

**LANDING** Double glazed window to the side aspect, airing cupboard, radiator, access to loft space, doors leading to all rooms.

**BEDROOM ONE** 14’ 1” x 8’ 5” (4.29m x 2.57m) Double glazed window to the rear aspect, radiator, door leading to:

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite to include a fully tiled shower cubicle, wash basin and WC. Complementary wall and floor tiling, radiator.

**BEDROOM TWO** 10’ 1” x 8’ 5” (3.07m x 2.57m) Double glazed window to the front aspect, radiator.

**BEDROOM THREE** 11’ 0” x 6’ 10” (3.35m x 2.08m) Double glazed window to the rear aspect, radiator.

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

**OUTSIDE** To the front, there is a lawn garden with paved pathway leading to the front entrance door and side gate. The garden is enclosed by a low level brick wall and panel fencing.

To the rear, the garden is a good size, laid mainly to lawn with a paved terrace and pathway leading to the rear gate, providing access to the parking and garage.

**GARAGE** With up and over door.