



Woodcutters Way, Lakenheath, Brandon, IP27 9JQ

welcome to

Woodcutters Way, Lakenheath, Brandon

A CHAIN FREE detached bungalow in Lakenheath, offering flexible two or three bedroom accommodation, GARAGE and DRIVEWAY, excellent potential throughout & gardens to both the front and rear - viewing is essential!

Summary

Offered to the market with no onward chain, this detached bungalow enjoys a popular residential setting within the sought after Suffolk village of Lakenheath and presents a fantastic opportunity for first time buyers, families, downsizers or investors looking to create a home tailored to their own tastes.

The property benefits from a convenient village location, with amenities including a Post Office, Co-Op supermarket and local takeaways close by, whilst also being within easy reach of Brandon's wider range of shops, schools, supermarkets and direct rail links to Cambridge & Norwich.

Set back from the road behind a front garden, the bungalow offers a concrete driveway providing ample off road parking and access to the garage, adding practicality from the outset.

Inside, the accommodation offers excellent flexibility and scope for improvement. Originally designed as a two bedroom bungalow and currently arranged as three bedrooms, the layout can easily be adapted back to its original configuration if desired, allowing buyers to tailor the space to suit their lifestyle.

A welcoming entrance hall leads through to the rear aspect living room, which enjoys direct access to the garden and creates a bright and comfortable space for relaxing. The well equipped kitchen provides practical day to day functionality, while the versatile bedroom arrangement and family bathroom complete the accommodation.

Outside, the enclosed rear garden also offers a generous blank canvas!

The Accommodation

Entrance door to:

Entrance Hall

With door to side, built in storage cupboard, further built in airing cupboard, access to the loft space and radiator.

Lounge

With door leading out to the rear garden and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, electric hob and oven, door to side, window to side and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to front.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to front and radiator.





Outside

Front Garden

To the front of the property, there is a garden with a driveway, providing space for off road parking and access to:

Garage

Rear Garden

To the rear, the enclosed garden is largely laid to artificial lawn with timber decking and paved patio areas.

Agents Note

Please note that the sale of this property is subject to Grant of Probate, which has been issued. Please speak to the Branch for more information on any potential timescales involved.



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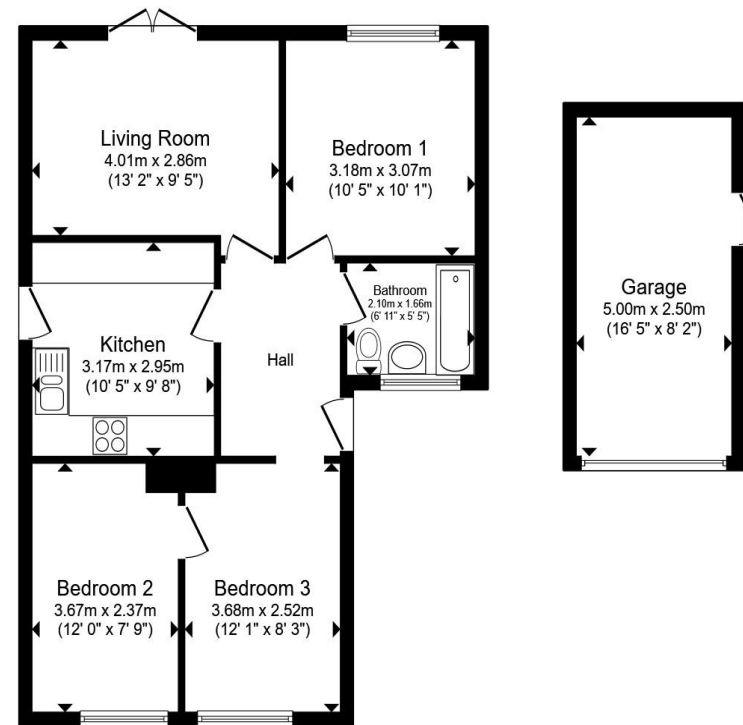
Woodcutters Way, Lakenheath, Brandon

- Detached Bungalow
- Two Bedroom Bungalow (Currently Used as Three)
- Sold with No Chain!
- Popular Suffolk Village Location
- Town Amenities & Travel Links Close By
- Potential to Personalise Throughout
- Garage & Driveway for Parking
- Gardens to the Front & Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£190,000



Floor Plan

Garage

Total floor area 72.8 m² (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRD110675 - 0002

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