



Harvest Road, Lakenheath, Brandon, IP27 9SP

welcome to

Harvest Road, Lakenheath, Brandon

An IMMACULATELY PRESENTED detached bungalow, just 10 months old, offering stylish TURNKEY LIVING, with THREE BEDROOMS, master EN-SUITE, remainder of NEW HOMES WARRANTY, high energy efficiency & UNDERFLOOR HEATING throughout - viewing is essential!



Summary

Positioned on a new homes development within the popular Suffolk village of Lakenheath, this exceptional detached bungalow offers the perfect blend of contemporary design, energy efficiency & effortless single-storey living. Just 10 months old and beautifully enhanced by the current owners, this is a true turnkey home ready to be enjoyed from day one.

Lakenheath is one of the area's most desirable villages, offering excellent local amenities including a Co-op, Post Office, Italian restaurant, primary school and a selection of eateries, whilst the nearby market town of Brandon provides further shopping, schooling and direct rail links to Cambridge & Norwich.

The quality is evident from the moment you arrive. A landscaped front garden, private driveway and garage provide ample parking & practicality, while inside, a welcoming entrance hall sets the tone for the beautifully finished accommodation beyond.

Flooded with natural light, the dual-aspect living room provides a superb space to relax or entertain, while the sleek contemporary kitchen is fitted with a range of integrated appliances & offers ample room for family dining. Three well proportioned bedrooms provide flexible accommodation, with the principal bedroom benefitting from a stylish en-suite, complemented by a recently upgraded family shower room featuring a generous shower.

Outside, the enclosed rear garden has been thoughtfully maintained, creating a versatile space that's equally suited for all needs.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and double width storage cupboard, housing central heating boiler.

Lounge

With window to front and double doors leading out to the rear garden.

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, integrated dishwasher, integrated double oven, integrated induction hob, space for fridge/freezer, space and plumbing for washing machine, window to rear and double door leading out to the rear garden.

Master Bedroom

With built in storage cupboard / wardrobe and window to front with shutter blinds fitted.

Master En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and window to side.

Bedroom Two

With fitted wardrobe and window to front.

Bedroom Three

With fitted wardrobe and window to rear.

Family Shower Room

With W.C, wash hand basin with mixer tap over, double shower cubicle with shower attachment over, window to side and heated towel rail.

Outside

Front Garden

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

Garage

With up and over door to front and power and light connected.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and an external air source heat pump.

Agents Note

Please note that the heating to the bungalow is served via an air source heating system and the bungalow has underfloor heating throughout.

Agents Note

The current details on the Land Registry do not match those of the current owner. Please liaise with the Branch for more details.



view this property online williamhbrown.co.uk/Property/BRD111374



welcome to

Harvest Road, Lakenheath, Brandon

- Immaculately Presented Detached Bungalow
- Just 10 Months Old, with Remainder of New Homes Warranty
- Three Good Sized Bedrooms, Master with En-Suite
- Additional Modern Shower Room
- Sleek Fitted Kitchen with a Range of Integrated Appliances
- Air Source System with Underfloor Heating Throughout
- Garage & Driveway for Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRD111374



Property Ref:
BRD111374 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk