MOLYNEUX
ESTATE AGENTS

Wings Road Close

, IP27

Offers over £315,000

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, Lakenheath, IP27

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Description

This SUBSTANTIAL DETACHED HOME is available with NO ONWARD CHAIN and has been extensively refurbished throughout. The property is EXCEPTIONALLY WELL PRESENTED and enjoys a popular village location within walking distance of Lakenheath High Street shops and amenities.

Upon entering the property you will find a welcoming entrance porch which offers ample space to remove coats and shoes. To the left hand side there is an expansive open plan lounge/ dining room which extends from the front of the house to the back and includes French doors overlooking an enclosed rear garden. The property also offers a generous sized study/ home office, which is an ideal space to work from home, in addition to a fully fitted kitchen/ breakfast room.

The kitchen is a generous size and offers a range of wall and base level units, breakfast bar/ wine storage rack, 1.5 bowl stainless steel sink and drainer, integrated dishwasher, cooker and induction hob with extractor hood fitted over plus ample space for a freestanding fridge and washing machine. There is also an external door which leads outside to the garden.

Upstairs the property boasts four bedrooms which includes a stunning master bedroom and en suite shower room. There is also a family bathroom comprising W.C, wash hand basin, bath with shower attachment over and a wall mounted chrome heated towel rail.

The house includes driveway off street parking in front of a tandem length garage which benefits from power and light. There is a W.C behind the garage, as per the photograph within the property listing, and a useful utility area. The property is served by an oil fired central heating system and it is worth noting that the boiler has been recently serviced (November 2025) and the oil tank has been replaced by the current sellers.

Outside the property features a moderate, landscaped rear garden which is predominantly laid to lawn with a decking area and patio for seating/ entertaining. There is also personal door access into the garage/ W.C/ utility area.

Measurements

Lounge - 17'5" max x 11'10" max

Dining Room - 11'11" x 9'10"

Study - 11'11" x 10'10"

Kitchen/ Breakfast Room - 17'4" x 11'11"

Bedroom - 17'5" max x 12'2" max

En Suite - 7'4" x 6'4"

Bedroom - 12'00" x 9'10"

Bedroom - 11'9" x 8'6"

Bedroom - (L Shaped) 8'6" max x 6'7" plus depth of a freestanding wardrobe

Family Bathroom - 10'10" x 5'2"

Garage - 27'10" x 11'5"

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person

Tel: 01842 818282

will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax - West Suffolk, Band TBC.

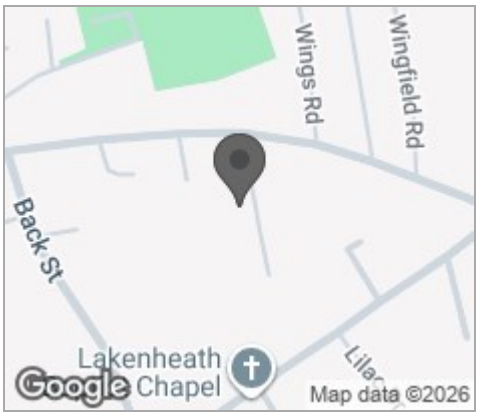
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

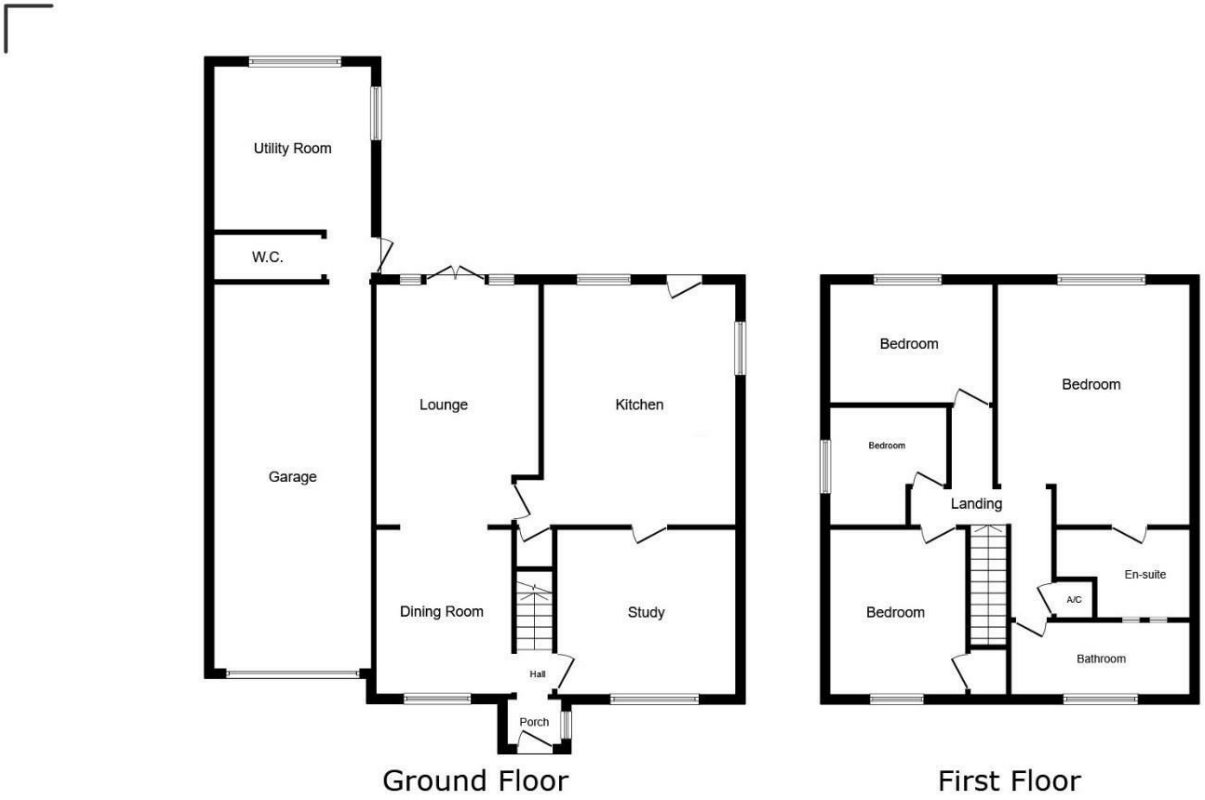
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

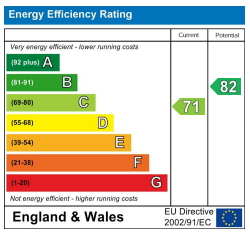


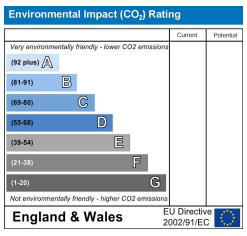


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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