



# Apple Close

, IP27

Price £200,000

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, RAF Lakenheath, IP27

Price £200,000



## Description

Guide Price £200,000 - £210,000. NO ONWARD CHAIN!  
Located within the sought-after Lords Walk development, this property would be ideal for FIRST TIME BUYERS or INVESTMENT as a rental opportunity to personnel from the local USAF bases and benefits from a generous sized rear garden overlooking a large residential green.

Upon entering the property you will find a spacious, open plan lounge/ dining room with dual aspect windows allowing natural light to flood the inside living area. There are multiple storage cupboards downstairs, a theme throughout this well-proportioned house, and a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer plus ample space/ plumbing for a cooker, with extractor hood fitted over, washing machine, fridge freezer, tumble drier and dishwasher.

Upstairs the property enjoys two double bedrooms, both of which boast built in wardrobes, and most notably the master bedroom which benefits from a double wardrobe, walk in wardrobe and an additional storage room to the front of the house which could be used as a study, nursery or dressing room, just to name a few examples.

The internal accommodation is concluded by a modern family bathroom comprising of a W.C, wash hand basin and a bath with shower over, plus a heated towel rail and wall mounted illuminated vanity mirror.

Outside there is a driveway providing off street parking for two cars as well as a large, fully enclosed rear garden which is predominantly laid to lawn with a patio area for seating/ entertaining.

## Measurements

Lounge - 18'10" max x 10'10" max

Dining Area - 10'11" x 8'4"

Kitchen - 10'4" x 10'00"

Bedroom - 14'00" x 8'11", plus built in double wardrobe, additional walk in wardrobe and useful storage room (7'9" max x 6'3" max) which can be used as a study or dressing room for example (sloped ceiling restricts head height in study)

Bedroom - 12'2" x 10'9"

Family Bathroom - 6'10" x 5'8"

## Agents Note

Council Tax Band - West Suffolk, A.

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.

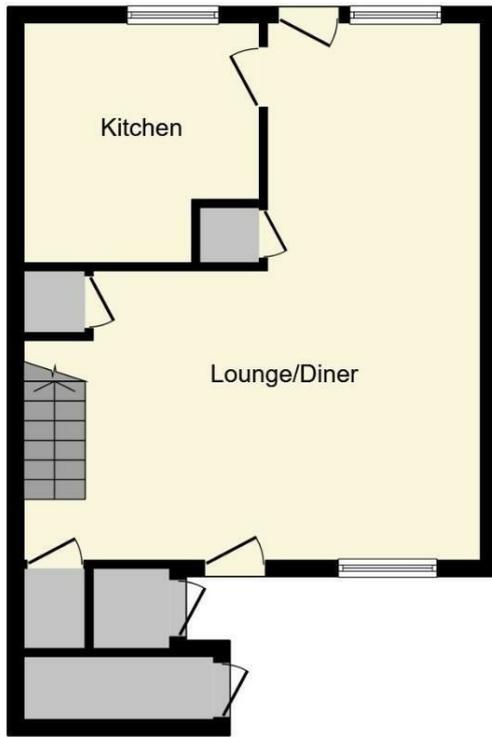
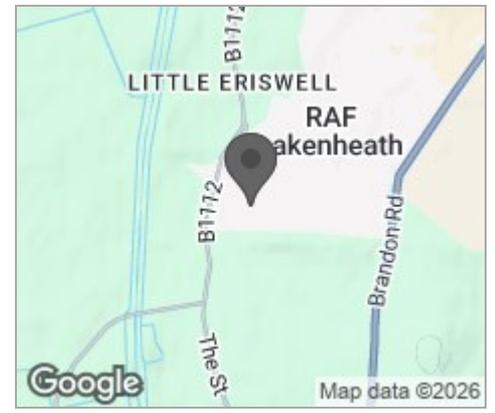
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





**Ground Floor**

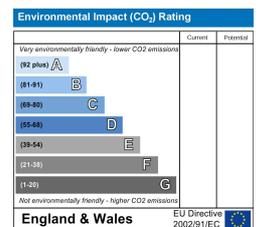
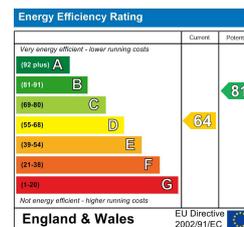


**First Floor**

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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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