



Woodcutters Way

Lakenheath, IP27

Price £230,000

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Description

Found in the desirable village of Lakenheath, this extended, detached bungalow on Woodcutters Way is a MUST VIEW!

Built in 1975, the property has been thoughtfully extended to enhance its space, particularly with a spacious master bedroom that presents an exciting opportunity for an ensuite conversion, utilising a large built-in cupboard adjacent to the main bedroom.

The bungalow features a welcoming entrance hall that leads into a generous lounge, providing an ideal space for relaxation and entertaining. The inner hall connects to a well-appointed kitchen/ breakfast room, perfect for family meals and gatherings.

In addition to the master bedroom, there are two further bedrooms, making this home suitable for families or those seeking extra space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property boasts a block-paved driveway that accommodates parking for multiple vehicles, ensuring convenience for residents and visitors alike. The rear garden is laid to lawn and includes a useful timber shed.

The bungalow is equipped with oil-fired central heating, with an external boiler installed around 2018, coinciding with the extension of the property. This feature ensures warmth and comfort throughout the year.

In summary, this attractive bungalow in Lakenheath presents a wonderful opportunity for those seeking a spacious and adaptable home in a sought-after location.

An internal viewing is now available and comes highly recommended, this is a property not to be missed.

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Measurements

Entrance Hall

Lounge - 18' 2" x 10'

Inner Hall

Kitchen - 13' 2" max x 8' 9"

Bathroom - 6' 4" x 5' 4"

Bedroom 1 - 20' 9" max x 9' 8" max

Bedroom 2 - 12'3" x 8' 11"

Bedroom 3 - 8' 11" x 7' 10"

Council Tax band - B

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 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.

Molyneux Estate Agents has not tested any fixtures and

Tel: 01842 818282

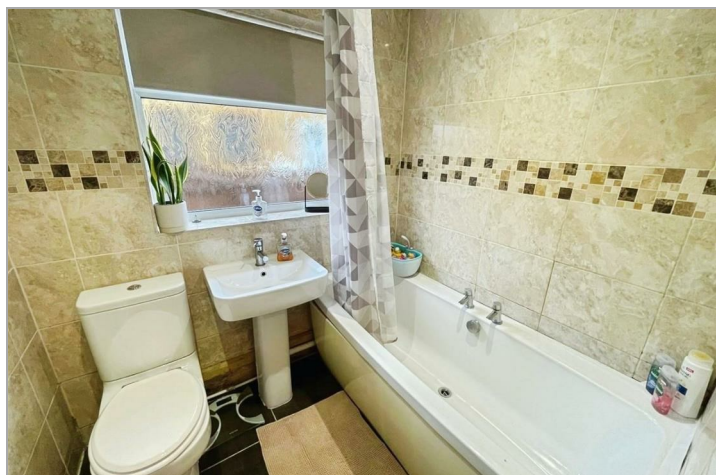
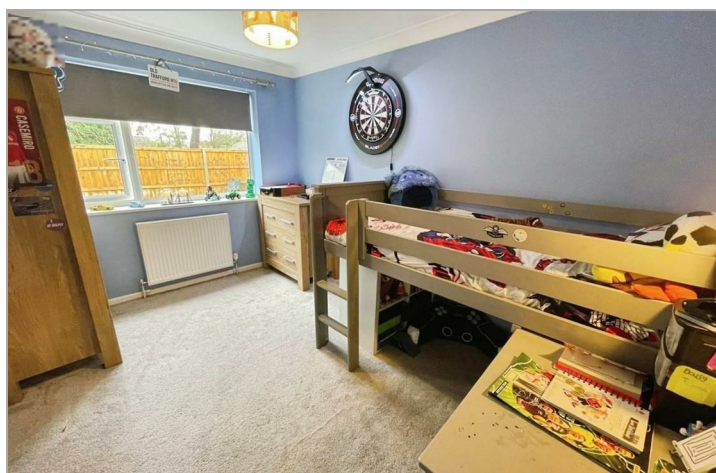
fittings, services or appliances in this property and cannot guarantee that they are in working order.

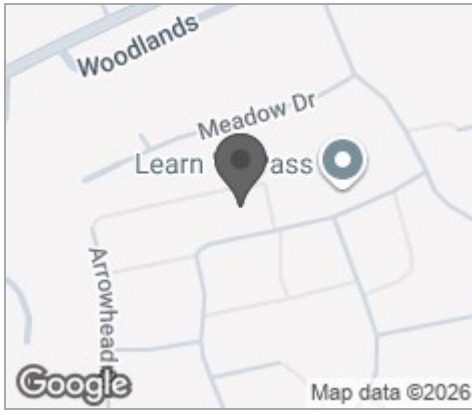
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

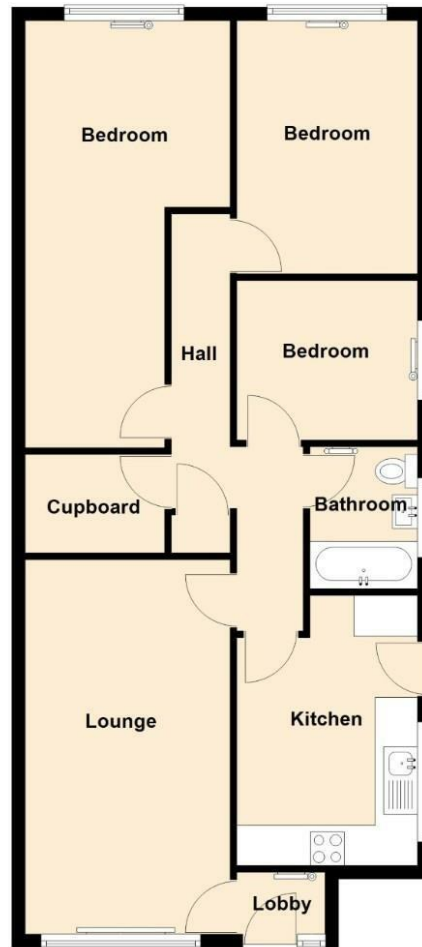
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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



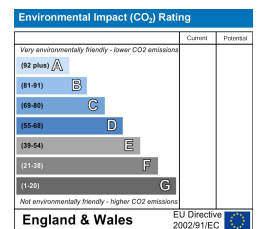
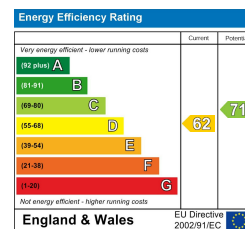


Ground Floor



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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