Balmforth

Estate Agents, Valuers & Letting Agents



2 Briscoe Way, Lakenheath, Brandon, Suffolk, IP27 9SA

Guide Price £340,000

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Occupying an enviable corner position within the popular village of Lakenheath, this well-presented detached bungalow offers spacious accommodation and has been thoughtfully improved over time.

The property benefits from solar panels with battery storage, a recently installed wood burner and enhanced loft insulation, helping to create an energy-conscious and comfortable home. Further highlights include an open plan living arrangement with bay windows and adjoining conservatory, generous driveway parking, established gardens and outdoor storage with garage, making this a superb option for those seeking single-storey living without compromise.

The accommodation is arranged around a central hallway and offers a bright and practical layout designed for everyday comfort. The open plan living and dining space creates an inviting focal point of the home, flowing seamlessly through to the conservatory and allowing plenty of natural light throughout. The kitchen offers ample storage and workspace, while three bedrooms provide flexible accommodation including a principal bedroom with fitted wardrobes and en-suite facilities. Outside, the corner plot allows for attractive and private gardens with established planting, patio seating areas and multiple useful outbuildings including a summer house and a larger timber shed with power, creating a private and enjoyable outdoor setting.

Combining a sought-after village location close to nearby schools and parks, energy-efficient additions and charming outside space, early viewing is highly recommended to appreciate this property on offer.

In more detail the accommodation comprises of:
HALLWAY
Access to the loft, centrally boarded for storage with upgraded insulation.

KITCHEN
Fitted with a range of shaker style wall and base units with work surfaces over and inset one and a half bowl sink. Integrated appliances include a double oven, electric hob with extractor hood above and slimline dishwasher, alongside space for a washing machine and fridge/freezer. Useful double-width airing cupboard providing additional storage, window overlooking the rear and door leading to:

CONSERVATORY
A bright additional reception space with surrounding windows and door opening onto the rear garden.

LIVING / DINING ROOM
Open plan reception room featuring a modern wood burner with integrated log store, bay windows to the front aspect and double doors opening through to the conservatory.

BEDROOM ONE
Double bedroom fitted with wardrobes, dresser units and wall-mounted storage with window overlooking the rear garden.

ENSUITE
Suite comprising enclosed shower, vanity unit with inset basin, WC and window to the rear aspect.

BEDROOM TWO
Double bedroom with fitted wardrobes and window to the front aspect.

BEDROOM THREE
Versatile third bedroom with window to the front aspect.

BATHROOM
Fitted with a bath, vanity unit with inset basin, WC and window to the rear aspect.

GARAGE
Single garage with up and over door, power, partly boarded loft/eaves storage and side access to the garden.

OUTSIDE
Driveway parking to both the front and side accommodating approximately three vehicles with established planting creating an attractive frontage. Access to the rear is available from both sides of the property. The rear garden has been designed for low maintenance and is mainly laid to patio and decorative stone with raised planting beds, mature shrubbery and established thyme growing throughout sections of the patio. Additional outdoor features include a summer house, timber shed and further larger shed benefitting from power.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Electric heating
Windows/doors: UPVC Double glazing
Council Tax: Band C - £2,019.20 (2026/2027)
Drainage: Mains

AGENTS NOTE
1. There is a right of way to front over neighbouring driveway (Contact office for more detail)

¦¦Location¦¦

Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctors' surgery, Post office and schooling for primary age. In addition, the popular "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing Football and Cricket clubs. Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with convenient ease.

¦¦Viewing¦¦

By appointment through
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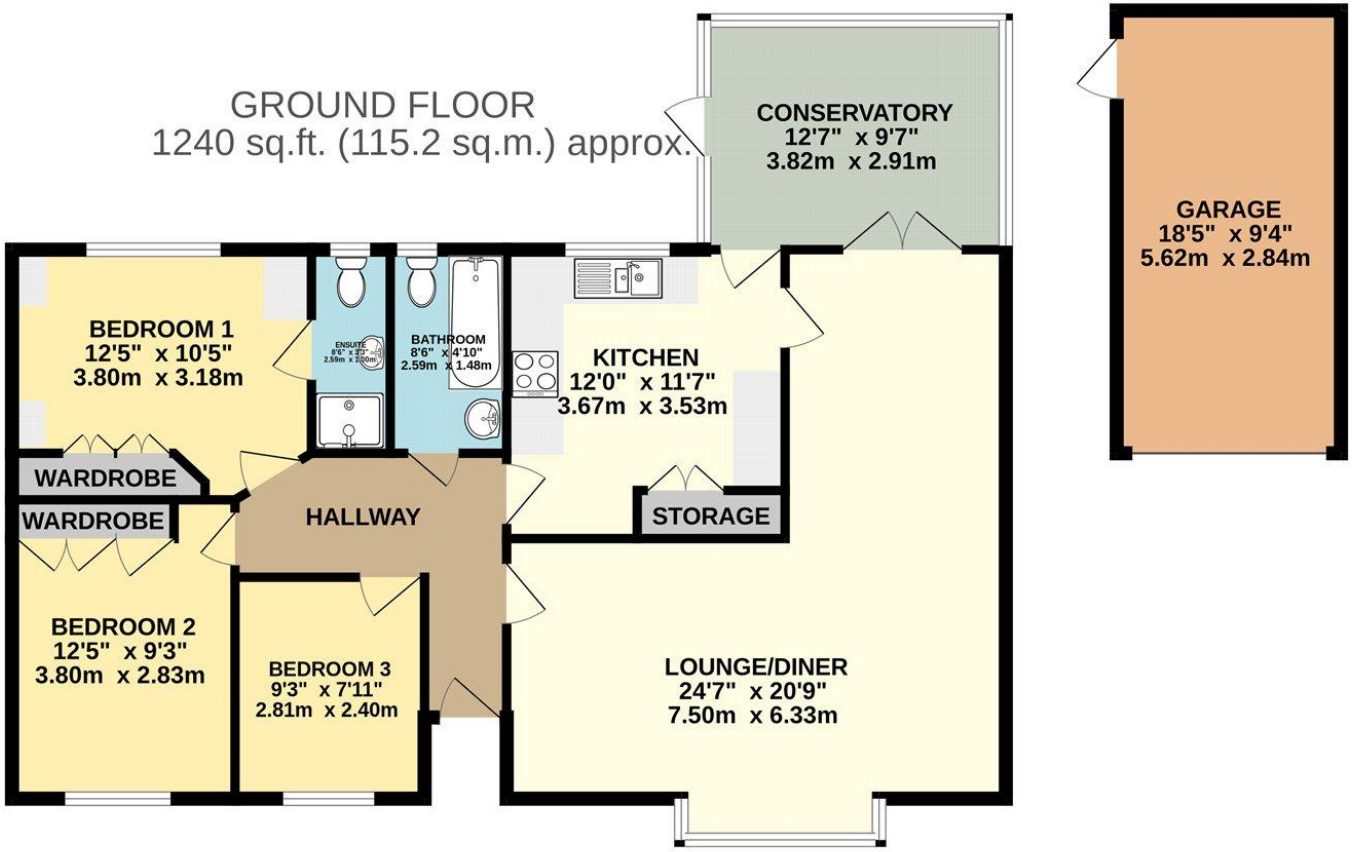
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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