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

Asking Price £365,000

A CHAIN FREE and DETACHED THREE-BEDROOM BUNGALOW occupying a desirable CORNER POSITION in Lakenheath village.

The property benefits from OPEN PLAN living and dining room with CONSERVATORY overlooking the garden, MODERN kitchen with INTEGRATED APPLIANCES, three well-proportioned bedrooms all with

FITTED WARDROBES, along with ENSUITE to the principal bedroom and FAMILY BATHROOM and AIR CONDITIONING.

Outside you will find an attractive frontage with GATED DRIVEWAY with parking for MULTIPLE VEHICLES, a powered single GARAGE with electric door, and a LOW MAINTENANCE rear garden with a timber storage shed and summer house.

Positioned within easy reach of local amenities and everyday conveniences in Lakenheath, this well maintained home combines excellent outdoor space with versatile accommodation.

In more detail the accommodation comprises of:
PORCH
Space for coats and shoes. Leading to:

HALLWAY
Airing cupboard with additional storage cupboard and access to the loft with ladder.

LIVING AND DINING ROOM
Bright and spacious open plan living area with AIR CONDITIONING, windows to dual aspects and sliding glazed doors leading into:

CONSERVATORY
With French doors and windows overlooking the rear garden.

KITCHEN
Fitted with a range of shaker style wall and base units with worktop and inset sink, built-in double oven/microwave, electric hob with cooker hood above, integrated double-width fridge/freezer and washing machine, window and external door to the rear aspect.

BEDROOM ONE
Double bedroom with fitted double sliding wardrobe, ceiling fan and AIR CONDITIONING.

ENSUITE
Suite comprising enclosed shower, basin set into vanity unit, WC, heated towel rail and window to the side aspect.

BEDROOM TWO
Double bedroom with wall-to-wall fitted storage cupboards and window to the rear aspect.

BEDROOM THREE
Wall-to-wall fitted storage cupboards and window to the side aspect.

BATHROOM
Suite comprising walk-in shower, basin set into vanity unit, WC, heated towel rail and window to the side aspect.

GARAGE
Single garage with electric roller door, power and lighting.

OUTSIDE
Block paved driveway providing parking for multiple vehicles, enclosed by a low-level brick wall with cast iron fencing and front gates. Side access to both sides of the property.

Low maintenance and private rear garden laid mainly to patio with established shrubbery, raised brick planters, two timber storage sheds and external power sockets.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Electric heating
Windows/doors: UPVC Double glazing
Council Tax: Band D - £2,271.60 (2026/2027)
Drainage: Mains

¦¦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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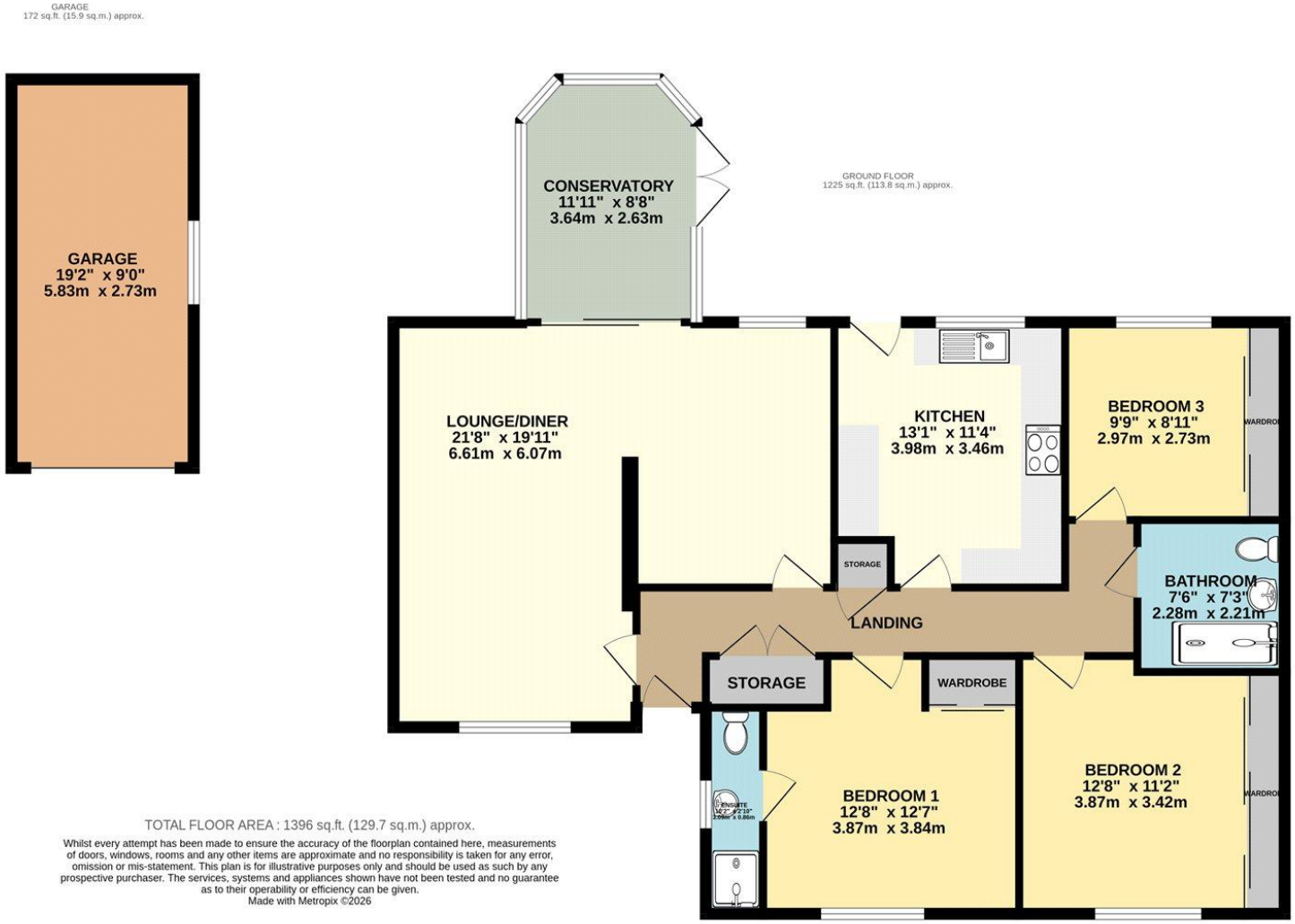
Scan here for Area Guides

Material Information Brochure









TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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