Balmforth

Estate Agents, Valuers & Letting Agents



Cornfields Plot 62, The Sandringham, Briscoe Way, Lakenheath, IP27 9SA

Asking Price £415,000

The Sandringham (Plot 62) RECENTLY REDUCED FROM £435,000 TO £415,000! is a superbly laid out three bedroom detached bungalow that benefits from a living room with french doors leading to spacious rear garden.

With open plan kitchen diner, en-suite facilities and integrated wardrobe to master bedroom, and driveway leading to garage.

Welcome to Cornfields, Lakenheath, an exceptional new homes development by Bennett Homes.

Nestled within the picturesque Suffolk countryside, Cornfields is an exclusive collection of beautifully crafted homes, thoughtfully designed to combine traditional craftsmanship with contemporary living. Offering a range of two-bedroom bungalows through to impressive five-bedroom houses, the development caters to first-time buyers, growing families and those looking to downsize, all within a welcoming village community.

Every home at Cornfields has been carefully designed with comfort, sustainability and everyday living in mind. Featuring air source heat pumps, underfloor heating to the ground floor, premium fixtures and fittings, and energy-efficient construction, each property offers a superb specification that complements modern lifestyles while helping to reduce running costs.

This substantial three-bedroom bungalow offers the perfect blend of functionality, comfort and luxury. The spacious open-plan kitchen/breakfast area boasts a range of stylish units and worktops, integrated Bosch oven, hob & dishwasher, Porcelanosa ceramic floor tiles, LED downlights and under unit lighting. French doors lead out into the enclosed rear garden

A further set of glazed doors lead from the breakfast area into the living room which in turn also boasts French doors to the garden. The alignment of glazed doors and windows maximises natural light to create a spacious feel throughout.

The master bedroom boasts an en suite and fitted storage and a further two double bedrooms provide plenty of space for guests or could be used as another reception room or a study if desired.

The main bathroom benefits from a heated towel rail and, along with the en suite, is furnished with modern Roper Rhodes fittings, chrome-finish taps, and includes LED downlights and Porcelanosa ceramic wall tiles.

Energy efficient heating is supplied by an air source heat pump which distributes warmth around the home via cosy underfloor heating.

Outside there is a garage and EV fast charger plus space for additional parking and an enclosed private garden.

In more detail the accommodation comprises of:-
ENTRANCE HALL:
Storage cupboard.

LOUNGE:
A bright and spacious living room featuring a window to the front aspect, double doors leading through to the kitchen/dining room and French doors opening to the rear garden.

KITCHEN/DINING ROOM:
Fitted with a range of wall and base units incorporating an inset sink. The kitchen benefits from a window to the rear aspect, while the dining area features French doors opening to the rear garden.

MASTER BEDROOM:
Featuring built-in storage cupboard, the added benefit of an en-suite shower room and a window to the front aspect.

EN-SUITE:
Comprising a shower cubicle, low-level WC, and wash hand basin, with a window to the side aspect.

BEDROOM TWO:
Window to the front aspect.

BEDROOM THREE:
Window to the rear aspect.

BATHROOM:
Comprising a bath, low-level WC, and wash hand basin, with a window to the side aspect.

OUTSIDE:
To the front: Garage, driveway and EV fast charger
To the rear: An enclosed mainly laid to lawn rear garden with patio area

Tenure: Freehold
Construction Type: Brick & tile
Heating: Air source heat pump and underfloor heating throughout
Council Tax: Not Yet Available
Parking: Garage and off street parking
Windows/doors: UPVC double glazing
Warranty: 10 years NHBC
Drainage: Mains
EV Charging point: Yes
Residents' Management Company Fee: Approx £195.00 pa (Contact office for details)

AGENTS NOTES:
1) Property photos are of an actual property of the same model.
2) Some internal photos have been dressed for illustrative purposes only.
3) The 'lifestyle' photographs are from the show home

**¦¦Location¦¦**

Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctors' surgery, Post office services 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 (operating on weekends) 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¦¦**

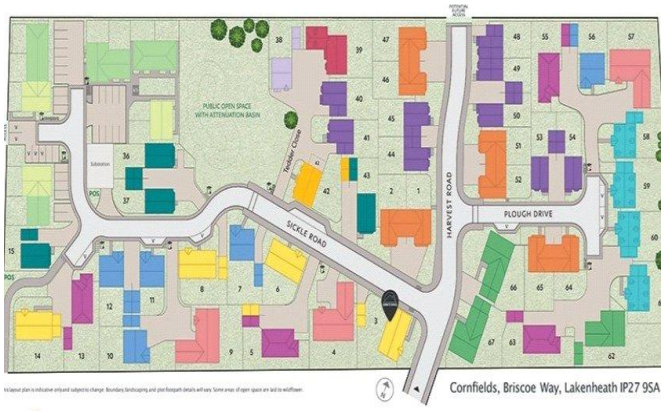
By appointment through
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DISCOUNT OF
£20,000
WAS £435,000
NOW
£415,000
A BEAUTIFUL HOME. A SMARTER PRICE.








PUBLIC OPEN SPACE
WITH ATTENUATION BASIN
SICKLE ROAD
HARVEST ROAD
PLOUGH DRIVE
Cornfields, Briscoe Way, Lakenheath IP27 9SA







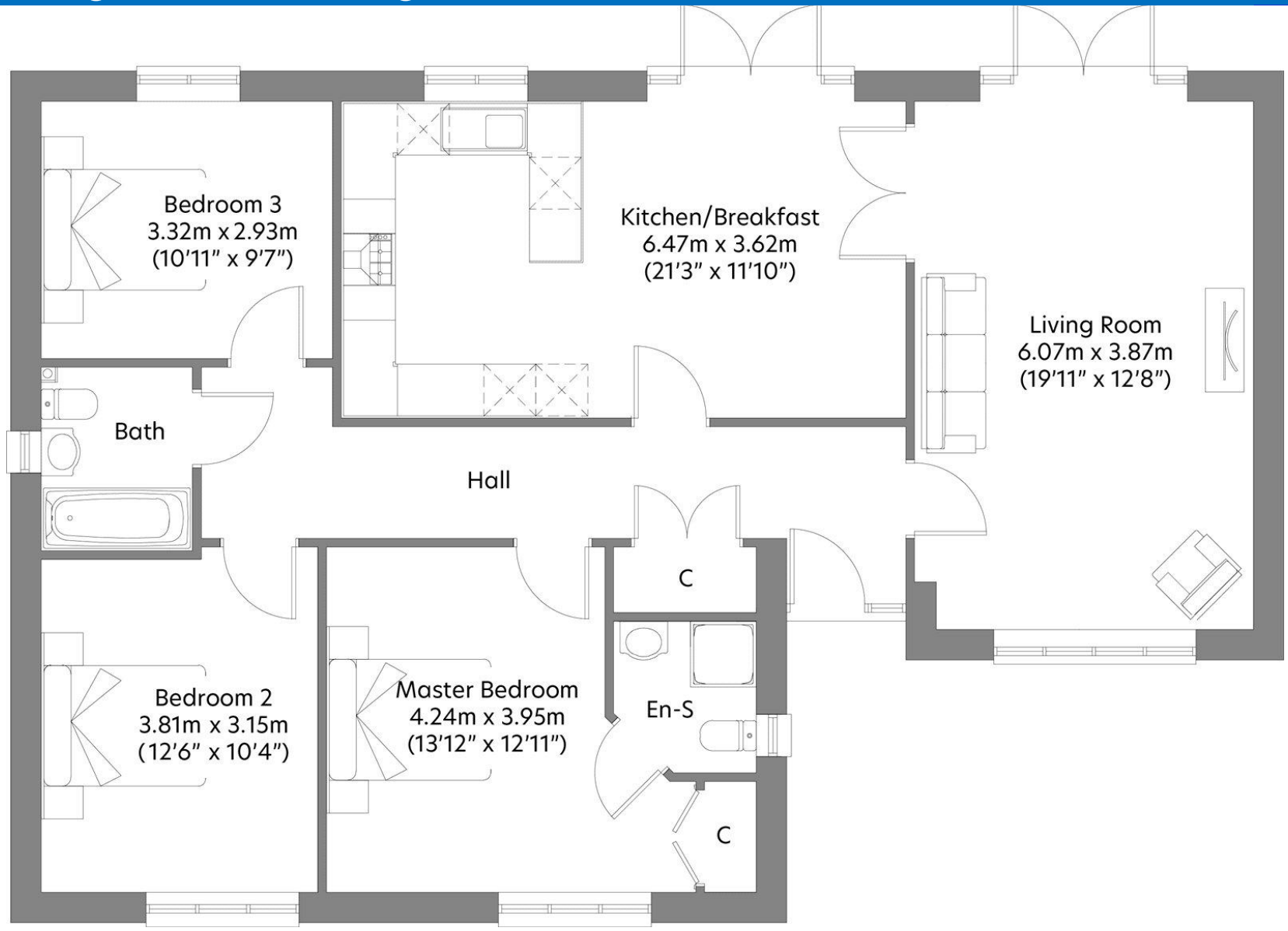


# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

**Energy Performance Chart to follow**




FBM260533

naea | propertymark PROTECTED

arla | propertymark PROTECTED

propertymark cmp Client Money Protection

The Property Ombudsman

## DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5