Balmforth

Estate Agents, Valuers & Letting Agents



Cornfields Plot 43, The Ixworth, Briscoe Way, Lakenheath, IP27 9SA

Asking Price £385,000

The Ixworth (Plot 43) RECENTLY REDUCED FROM £410,000 TO £385,000! It benefits from an open plan kitchen diner with a separate utility room, en suite facilities and integrated wardrobe to master bedroom, downstairs wc and driveway parking.

The property is a superbly laid out four bedroom detached house.

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, radiators to the first 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.

Offering a superb layout, the Ixworth is a four bedroom detached home with spacious accommodation and a high specification throughout. The open-plan kitchen/dining area boasts a range of stylish units and worktops, integrated Bosch oven, hob & dishwasher, Porcelanosa ceramic floor tiles, LED downlights, under unit lighting, and French doors that lead out into the enclosed rear garden. A separate utility room also benefits from convenient outdoor access.

From the dining area, glazed double doors open into the bay fronted living room and the clever alignment of the glazed doors with the French doors draws in an abundance of natural light. Along the hall you'll find a downstairs WC, two storage cupboards and an oak hand-railed staircase leading to the first floor.

Upstairs, the master bedroom benefits from an en suite and fitted wardrobe. Two further double bedrooms provide plenty of space for family or guests whilst the fourth bedroom, a single, could make an ideal home office if required.

The family 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 on the ground floor and thermostatic valve radiators upstairs.

Outside there is a garage, EV fast charger, space for additional parking and private enclosed garden to the rear.

In more detail the accommodation comprises of:
GROUND FLOOR:
ENTRANCE HALL:
Stairs to the first floor, a useful understairs storage cupboard, an additional storage cupboard.

CLOAKROOM:
Comprising a low-level WC and wash hand basin, with a window to the front aspect.

LIVING ROOM:
A bright and spacious living room featuring a bay window to the front aspect and double doors leading through to the kitchen/dining room.

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.

UTILITY ROOM:
Fitted with a range of wall and base units incorporating an inset sink, with a door providing access to the side of the property.

FIRST FLOOR:
STAIRS/LANDING:
Storage cupboard.

MASTER BEDROOM:
A spacious principal bedroom with a window to the front aspect, fitted wardrobe, and the benefit of an en-suite shower room.

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 rear aspect.

BEDROOM THREE:
Window to the rear aspect.

BEDROOM FOUR:
Window to the front aspect.

FAMILY BATHROOM:
Comprising a bath, separate shower cubicle, 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 garden with patio.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Air source heat pump, underfloor heating to the ground floor and radiators to the first floor
Parking: Garage and off street parking
Council Tax: Not Yet Available
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) Some 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
4) The floorplan is of a identical opposite hand property

¦¦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.

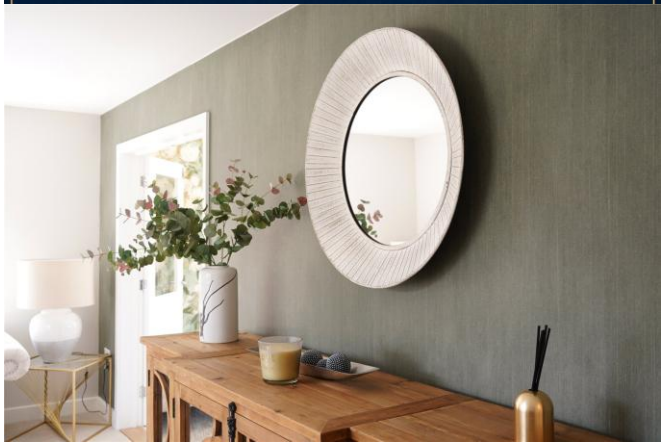
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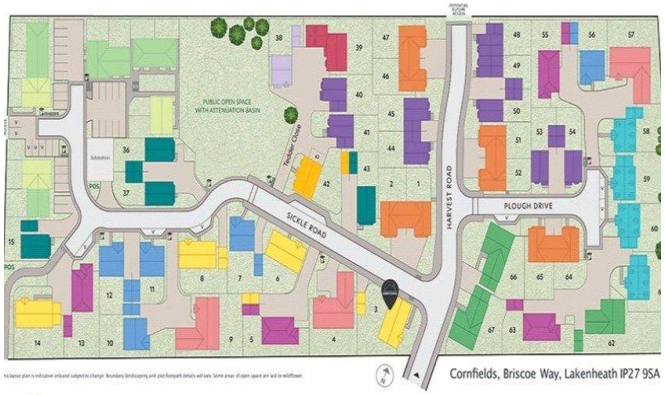
By appointment through
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DISCOUNT OF
£25,000
WAS £410,000
NOW
£385,000
A BEAUTIFUL HOME. A SMARTER PRICE.








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







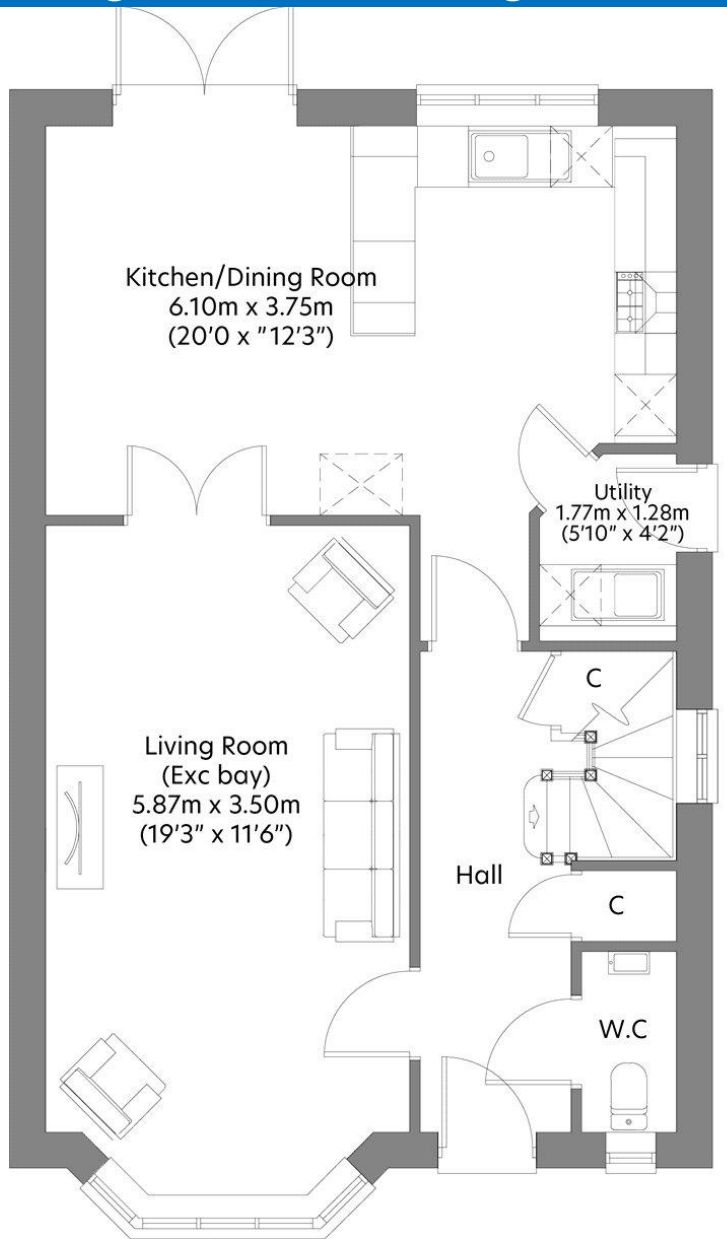


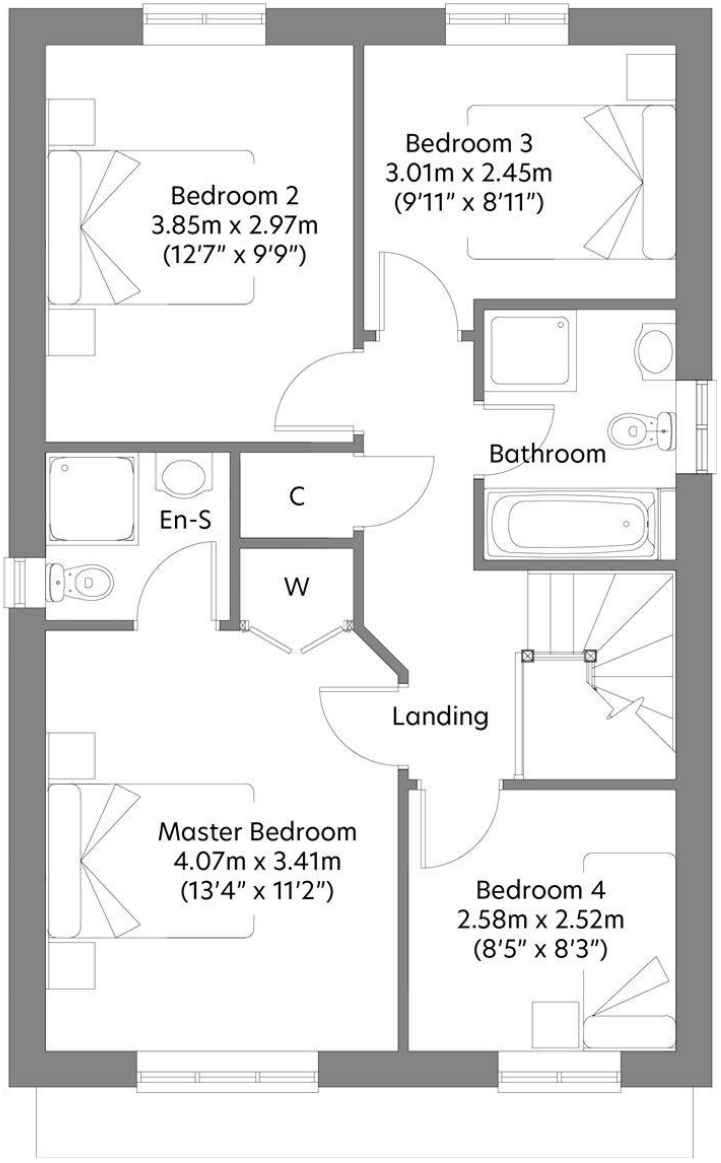
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

Energy Performance Chart to follow





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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