Balmforth

Estate Agents, Valuers & Letting Agents



Cornfields Plot 55, The Harpley, Briscoe Way, Lakenheath, IP27 9SA

Asking Price £365,000

STAMP DUTY PAID (See Agents Note) - The Harpley (Plot 55) is a superbly laid out three bedroom detached bungalow that benefits from en suite facilities to master bedroom, kitchen/breakfast room 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, 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 thoughtfully designed three-bedroom bungalow offers the perfect blend of practicality and comfort. The 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.

The living room benefits from easy outdoor access via a set of French doors to the rear, drawing in natural light from the garden. Along the hall, the master bedroom boasts an en suite and double fitted wardrobes. Two further bedrooms provide space for family and guests or to create a separate snug or study if desired.

The main bathroom, as well as the en suite, is beautifully finished with contemporary Roper Rhodes fittings, chrome finish taps, LED downlighting and stylish Porcelanosa ceramic wall tiles. The bathroom also includes a heated towel rail.

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, along with additional parking, and to the rear of the property there is a fully enclosed private garden.

In more detail the accommodation comprises of:
ENTRANCE HALL:
Two storage cupboards.

KITCHEN/BREAKFAST ROOM:
Fitted with a range of wall and base units, with windows to the side and rear aspects providing plenty of natural light.

LOUNGE:
Featuring French doors opening to the rear garden.

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

MASTER BEDROOM:
Window to the front aspect, two storage cupboards, 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 front aspect.

BEDROOM THREE:
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 driveway 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) 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
5) The floorplan is of an identical opposite hand property
6) Stamp Duty Paid for sole purchase on new reservations, completing by the 11th December 2026

¦¦Location¦¦

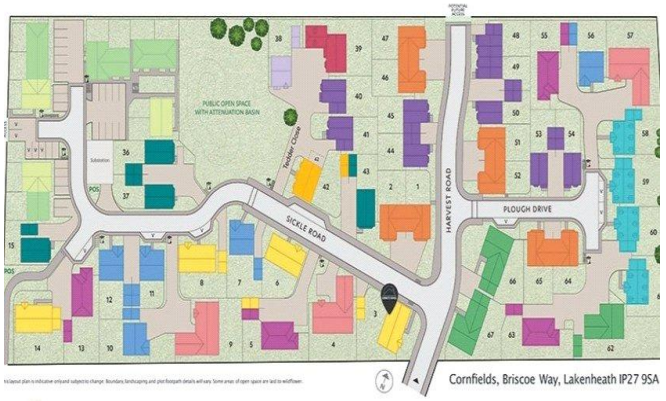
Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctors' surgery, Post office services and schooling for primary age. In addition, the popular "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the 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
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk






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









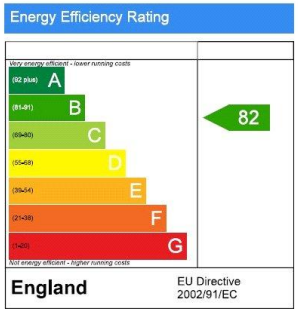




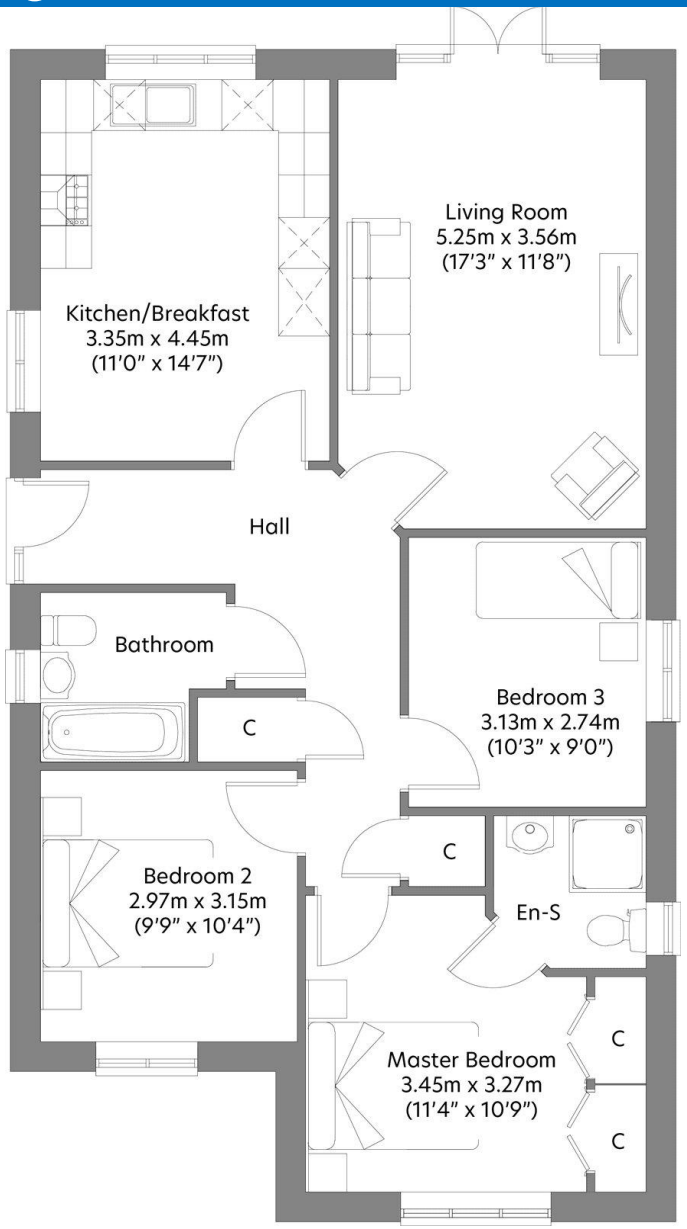
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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