Balmforth

Estate Agents, Valuers & Letting Agents



Crossways, Back Street, Lakenheath, Brandon,
Suffolk, IP27 9HN

Asking Price £360,000

A spacious and versatile detached bungalow occupying a generous corner plot in the heart of Lakenheath village, just a short walk from local amenities and scenic countryside walks. Offered chain free, the property benefits from a recently fitted shaker-style kitchen and utility room, flexible

accommodation with three to four bedrooms, generous living space, a private wrap-around garden, garage, and ample parking for multiple vehicles.

The accommodation is well suited to a variety of lifestyles, with a welcoming entrance hall leading through to the generous dual-aspect living room and modern kitchen with adjoining utility room. Three well-proportioned bedrooms are complemented by a versatile dining room which could equally serve as a fourth bedroom, together with a family bathroom, two cloakrooms and a useful store room/study offering excellent flexibility for home working or hobbies.

Situated in a sought-after village location, the property enjoys easy access to local shops, schools, amenities and countryside walks, making it an excellent choice for families, downsizers and those seeking versatile single-storey living.

In more detail the accommodation comprises of:
ENTRANCE HALL
Built-in storage cupboard and access to the loft.

LIVING ROOM
Generous dual-aspect living room providing plenty of natural light.

BEDROOM ONE
Double bedroom with window to the side aspect.

BEDROOM TWO
Double bedroom with window to the side aspect.

BEDROOM THREE
Double bedroom with built-in sliding wardrobe and window to the rear aspect.

DINING ROOM / BEDROOM FOUR
A versatile reception room with ornamental fireplace and window to the front aspect, ideal as a dining room or fourth bedroom.

CLOAKROOM
White suite comprising pedestal basin, WC and window to the rear aspect.

BATHROOM
White suite comprising enclosed corner shower, bath with handheld shower attachment, pedestal basin and window to the rear aspect.

KITCHEN
A range of contemporary shaker-style wall and base cabinetry with laminate worktops incorporating a one and a half bowl sink. Central island with solid wood worktop and additional storage, built-in double oven, electric hob with cooker hood above, integrated dishwasher, under-counter fridge, four full-height storage cupboards, one housing the hot water cylinder, and window to the front aspect.

UTILITY ROOM
Matching shaker-style cabinetry with laminate worktops and inset sink, with space and plumbing for a washing machine and tumble dryer.

HALLWAY
Spacious boiler cupboard and door providing access to the rear garden.

STORE ROOM/STUDY
A versatile room ideal for a home office, hobbies or additional storage, with window to the side aspect.

CLOAKROOM
WC with window to the side aspect.

GARAGE
With power, lighting, side access and an up-and-over door.

OUTSIDE
Occupying a generous corner plot, the property benefits from driveways to the front and side providing ample parking for multiple vehicles and single garage with power. The private side garden forms the principal outdoor space, predominantly laid to lawn with established trees, mature shrubs and well-stocked borders. A large timber shed provides excellent external storage whilst the rear pathway enjoys established planting along the boundary.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Oil central heating
Windows/doors: UPVC Double glazing
Council Tax: Band E - £2,776.40 (2026/2027)
Drainage: Mains

AGENTS NOTE
1. New rear boundary fence will be erected three foot from rear of shed
2. The current owners are exploring planning permission for the land to the rear , contact office for details
3. Size of the garden to be confirmed.

¦¦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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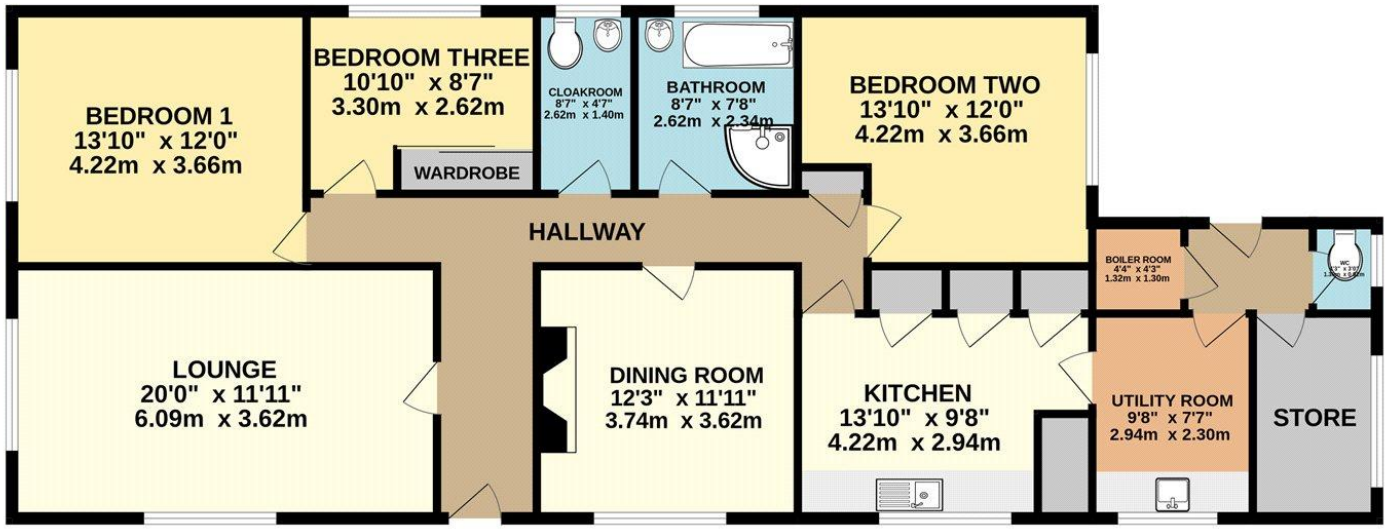


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
1390 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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