Balmforth

Estate Agents, Valuers & Letting Agents



Cornfields Plot 60, The Glemsford, Briscoe Way, Lakenheath, IP27 9SA

Asking Price £399,000

STAMP DUTY PAID (See Agents Note) & FLOORING INCLUDED - The Glemsford (Plot 60) benefits from a ground floor bedroom with en suite facilities, open plan kitchen diner, and driveway leading to garage. The property is a versatile three bedroom detached home.

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 Glemsford is a three bedroom detached home with flexible 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 and under unit lighting, French doors lead out into the enclosed rear garden whilst a second set of glazed doors flow into the living room, maximising available natural light.

The master bedroom is also located on the ground floor, offering an en suite and fitted wardrobes to provide privacy, convenience and comfort.

Along the hall you'll find a downstairs WC, further storage and an oak hand-railed staircase leading to the first floor.

Upstairs, two further double bedrooms provide plenty of space for family or guests or could provide an ideal home office if desired or required. The main bathroom, benefitting from a heated towel rail, completes the accommodation 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 rising to the first floor, understairs storage cupboard.

CLOAKROOM:
Comprising a low-level WC and wash hand basin.

LOUNGE:
A bright and spacious living room featuring a 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.

MASTER BEDROOM:
Featuring built-in storage cupboards, with the added 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 rear aspect.

ON THE FIRST FLOOR:
STAIRS/LANDING:
Storage cupboard.

BEDROOM TWO:
Windows to the front and rear aspects.

BEDROOM THREE:
Windows to the front and rear aspects.

FAMILY BATHROOM:
Comprising a bath, low-level WC, and wash hand basin, with a window to the rear 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, underfloor heating to the ground floor and radiators to the first floor
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
4) 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

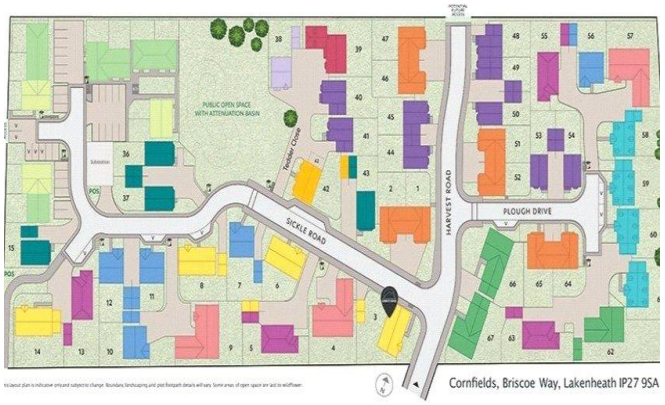











PUBLIC OPEN SPACE
WITH ATTENUATION BASIN
SICKLE ROAD
HARVEST ROAD
PLOUGH DRIVE
POS
Cornfields, Briscoe Way, Lakenheath IP27 9SA

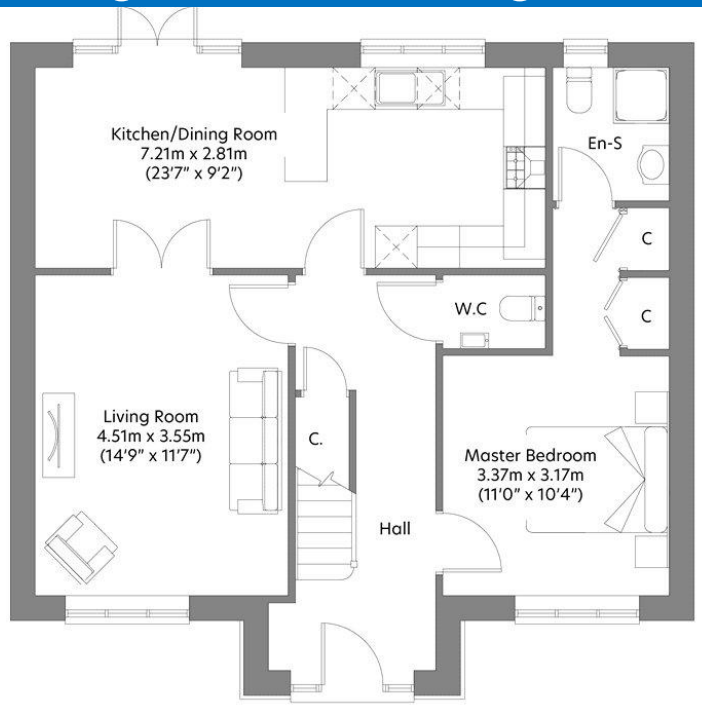


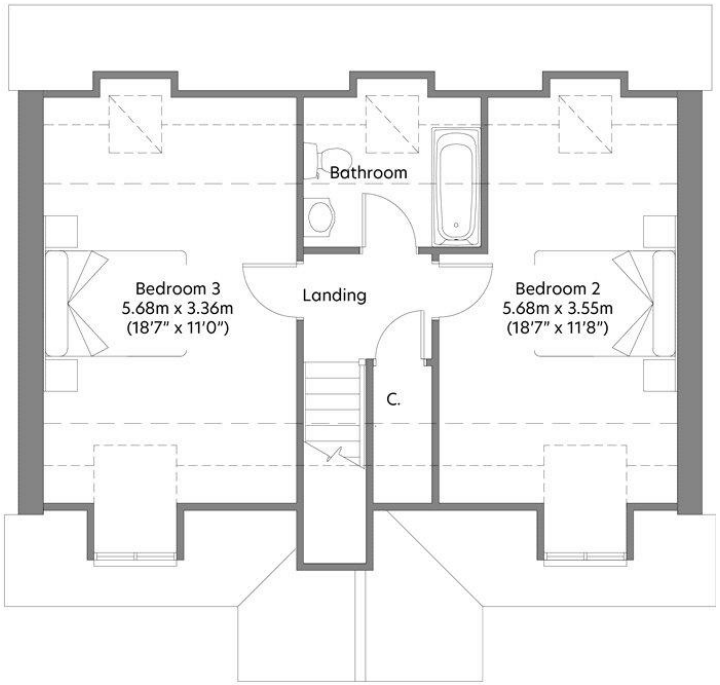


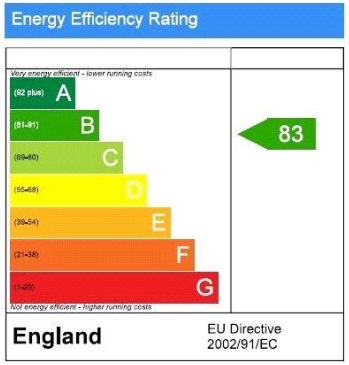


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

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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.

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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