Balmforth

Estate Agents, Valuers & Letting Agents



Cornfields Plot 50, The Ellingham, Briscoe Way,
Lakenheath, Suffolk, IP27 9SA

Asking Price £340,000

STAMP DUTY PAID (See Agents Note) - The Ellingham (Plot 50) benefits from an open plan kitchen diner and is a superbly laid out three bedroom detached house. The property also includes driveway parking for two vehicles and 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, 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.

Boasting spacious, energy-efficiency accommodation and high specification throughout, this home is designed for modern living. The open-plan kitchen and dining area features a stylish range of units and worktops, complemented by an integrated Bosch oven, hob and dishwasher. Additional highlights include Porcelanosa ceramic floor tiles, LED downlights and under-unit lighting. French doors open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living.

From the dining area, glazed double doors flow 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, further storage and an oak hand-railed staircase leading to the first floor.

Upstairs, the master bedroom benefits from an ensuite and fitted storage. Two further bedrooms, another double and a single, provide space for family or guests. There is also the flexibility of utilising one as an ideal home office if required.

The family bathroom, along with the ensuite, 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, with a window to the front aspect.

LOUNGE:
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.

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

MASTER BEDROOM:
Featuring a built-in storage cupboard, 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 side aspect.

BEDROOM TWO:
Window to the rear aspects.

BEDROOM THREE:
Window to the rear aspect.

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

OUTSIDE:
To the front: Garage, driveway and EV fast charger
To the rear: An enclosed mainly laid to lawn rear 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
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) 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 an identical opposite hand property
5) Photos of the same model type of a different plot. The photographed plot is a different brick colour.
6) Stamp Duty Paid for sole purchase on new reservations, completing by the 11th December 2026

¦¦Location¦¦

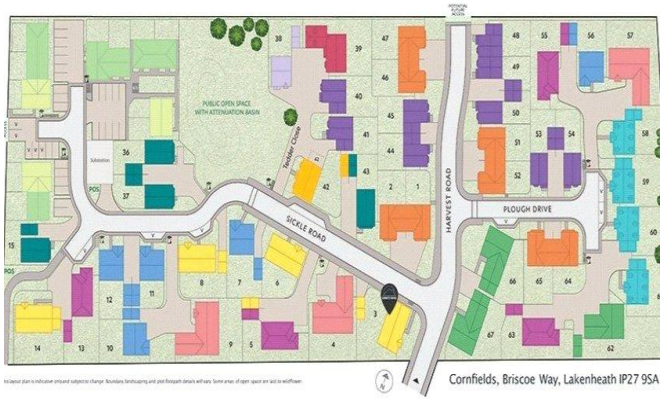
Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctors' surgery, Post office services and schooling for primary age. In addition, the popular "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the 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
Thatcher Close
SICKLE ROAD
HARVEST ROAD
PLOUGH DRIVE
Cornfields, Briscoe Way, Lakenheath IP27 9SA









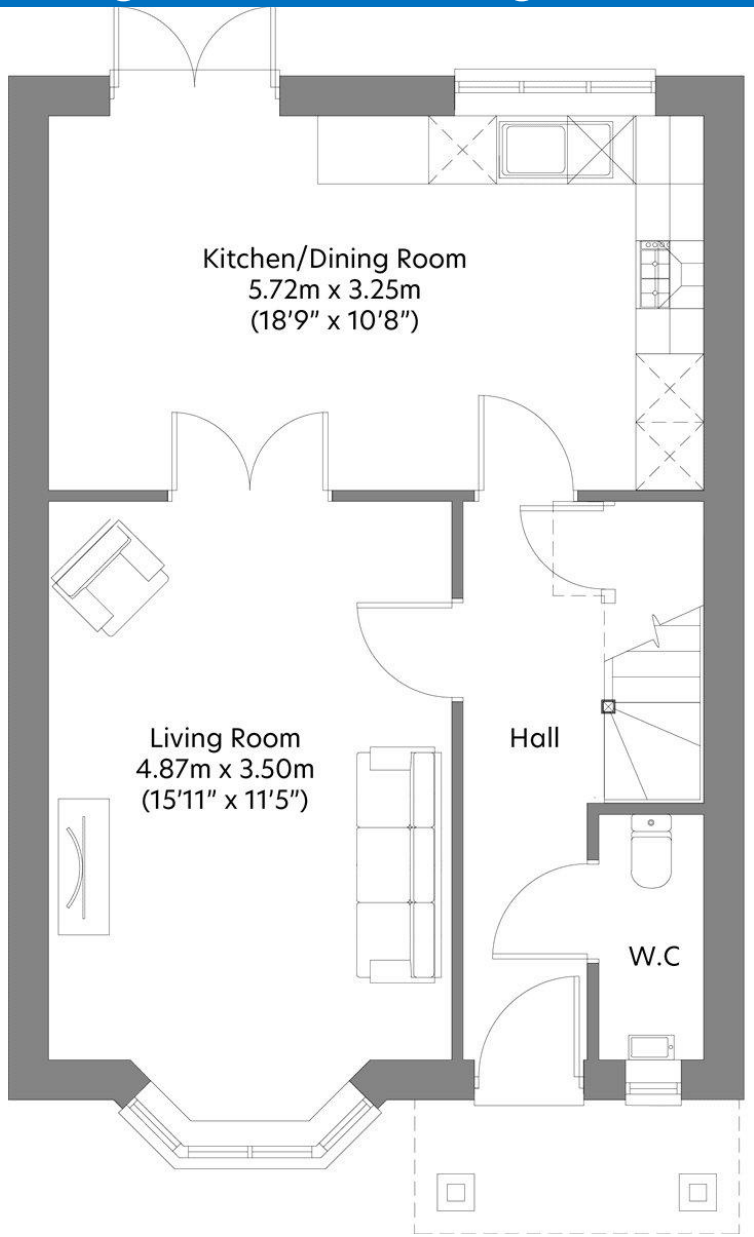


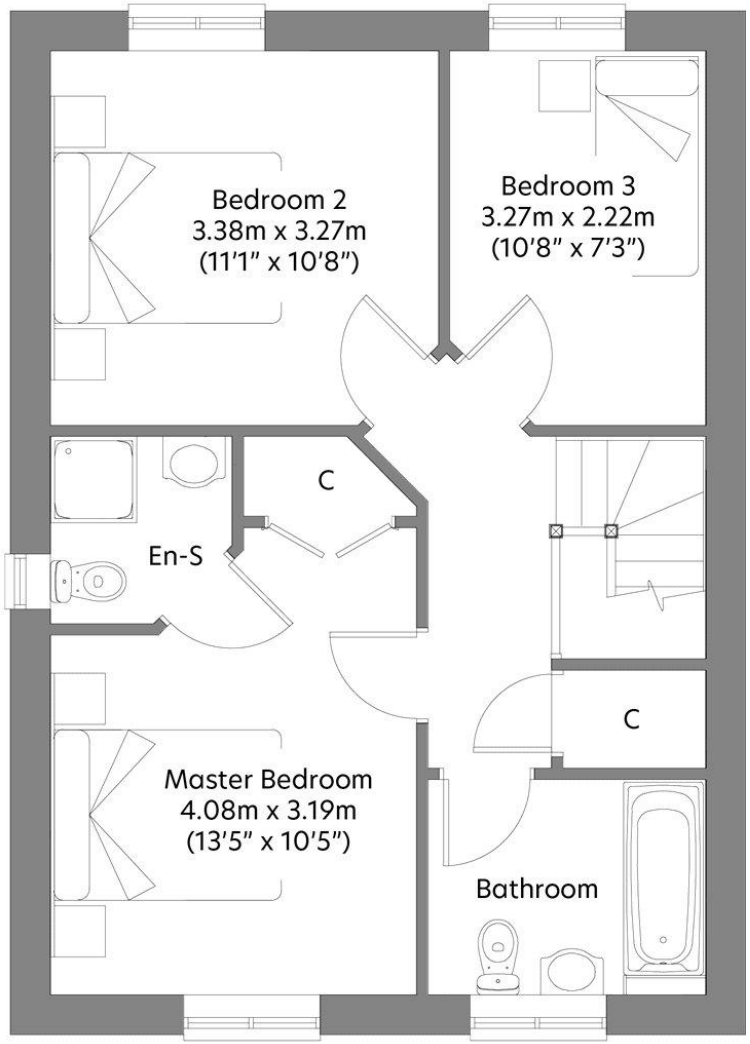


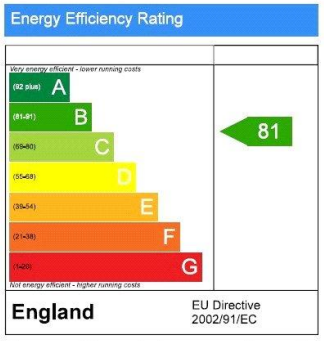
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

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.

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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