Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

26 Burrow Drive, Lakenheath, Brandon, Suffolk, IP27 9SD

SO MUCH SPACE! – This well presented modern detached bungalow offers an excellent level of accommodation making it perfect for a family or indeed anyone looking for good sized bedrooms and lots of reception space.

The bungalow is located within easy reach of all local amenities and includes a double garage, extensive parking and enclosed rear gardens.

- Exceptionally spacious modern detached bungalow
- Porch, hall, cloakroom, fitted kitchen, utility
- Bay fronted sitting room, dining room, conservatory
- Master bedroom with en suite and walk in wardrobe
- 2 Further double bedrooms, family bathroom
- Double garage, extensive parking, enclosed private gardens

Guide Price £350,000

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General Information

The property occupies a pleasant cul de sac setting within Lakenheath, which is a large village with many amenities. including a Post Office, Doctors Surgery, Primary School, mini market, sports facility and a selection of smaller independent shops. The nearby market towns of Mildenhall and Brandon offer an even wider range of amenities.

The bungalow was constructed in 2003 and has been owned since new by the present owner – testament if needed as to what a lovely property it is to live in. It is worth noting that whilst the property is being sold with the benefit of having NO UPWARD CHAIN, it is subject to probate which has yet to be granted.

The entrance porch leads into a spacious entrance hall with a cloakroom off. The sitting room is of a generous size and includes a bay window and an opening into the separate dining room. The bungalow has been extended with the addition of a large conservatory which leads off the dining room and gives access to the enclosed gardens.

The kitchen provides an excellent range of fitted cupboards, worktop surfaces and appliance space. There is space for a breakfast table and an integrated double oven and hob. There is a useful utility room leading off the kitchen with further appliance space and another door opening into the rear gardens

There are 3 very spacious bedrooms with bedrooms 1 and 2 both having fitted bedroom furniture. The master bedroom/bedroom 1 includes an en suite shower room and a walk-in wardrobe/dressing room. Bedroom 3 is currently being used as a study/music room but would be ideal for anyone working from home who needs a large home office. Finally, there is a separate family bathroom which has been converted to a shower room with a double shower enclosure. The property is served by uPVC glazing and a wet filled electric heating system with conventional radiators.

Outside
To the front of the bungalow is a large block paved driveway providing parking for a number of cars and giving access to the double garage with an electronically operated door and rear courtesy door. The rear gardens afford a good degree of privacy and have been hard landscaped for ease of maintenance.

Directions
Leave Bury St Edmunds on the A1101 towards Mildenhall. On reaching Icklingham continue out of the village and at the sharp bend take the B1112 signposted Lakenheath and Eriswell. At the staggered crossroads continue straight over to Eriswell and continue following the B1112. At the roundabout take the first exit and continue into Lakenheath High Street and follow this road towards the end of the street, eventually tuning left into Briscoe Way then left again into Jubilee Road then right into Burrow Drive.

Entrance Porch

Entrance Hall

Cloakroom

Kitchen 13'0 x 9'6 (3.96m x 2.90m)

Utility 8'8 x 7'8 (2.64m x 2.34m)

Sitting Room 19'10 x 13'0 min (6.05m x 3.96m min)

Dining Room 13'0 x 9'6 (3.96m x 2.90m)

Conservatory 13'11 max x 8'7 (4.24m max x 2.62m)

Master Bedroom 14'8 x 11'6 (4.47m x 3.51m)

Walk in wardrobe 6'5 x 6'0 (1.96m x 1.83m)

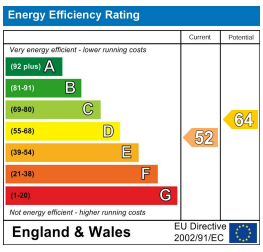
En Suite Shower

Bedroom 2 12'2 x 9'9 (3.71m x 2.97m)

Bedroom 3 13'0 x 8'2 (3.96m x 2.49m)

Bathroom

Double Garage 18'5 x 18'0 (5.61m x 5.49m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Conservatory
Bedroom 2
Bedroom 3
Utility
Kitchen
Dining Room
Bathroom
Hall
Sitting Room
En Suite
Master Bedroom
Walk in wardrobe
Double Garage

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