



Eriswell Drive

Lakenheath, IP27

Offers over £220,000



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Description

This superb link-detached home benefits from a spacious open plan design and enjoys pleasant COUNTRYSIDE VIEWS across open fields to the rear. The property has been improved by the current sellers and includes a newly fitted kitchen, new carpets, new windows and new French doors as well as app controlled Rointe electric wall radiators.

Downstairs the house includes a welcoming entrance hall with ample space to remove coats and shoes, understairs storage cupboard housing an updated fuse board and a generous sized storage cupboard. There is an impressive open plan lounge/ dining room with French doors that open into the rear garden and a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, two useful pantry storage cupboards, Samsung double oven and induction hob, integrated dishwasher as well as space for an American style fridge freezer. The property also benefits from a separate UTILITY ROOM which includes a butler sink, additional space for appliances and a door leading outside.

Stairs lead to a bright and airy first floor landing with a useful storage cupboard, an airing cupboard housing the hot water cylinder as well as a loft access hatch. There are two double bedrooms, the larger of which overlooks open fields, whilst both benefit from BUILT IN WARDROBES. The internal accommodation is concluded by a FAMILY BATHROOM which comprises W.C, wash hand basin, bath with shower over and heated towel rail.

Outside the property includes a double length driveway which provides ample off street parking for two cars. There is a brick built storage cupboard to the front of the property and a side access gate which leads into the fully enclosed rear garden. The rear garden has been laid to lawn for ease of maintenance and includes a small concrete patio for seating/ entertaining.

Measurements

Lounge - 14'10" x 10'10"

Dining Area - 10'03" x 8'11"

Kitchen - 12'01" x 9'09"

Utility Room - 7'11" x 7'05"

Bedroom - 15'01" x 9'03"

Bedroom - 12'02" x 9'09"

Family Bathroom - 6'10" x 5'11"

Agents Note

Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

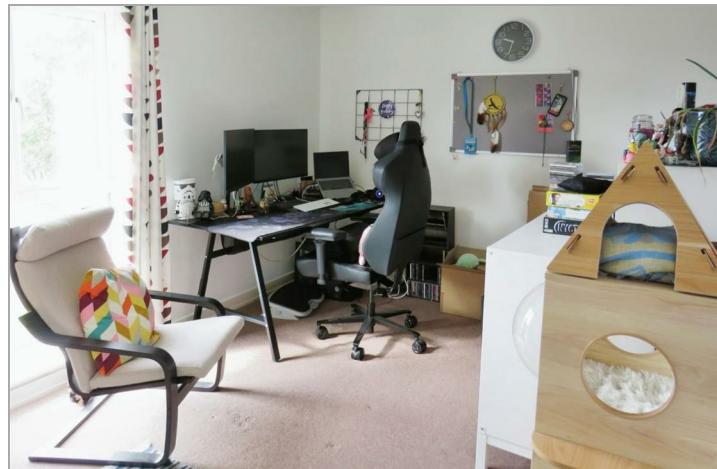
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

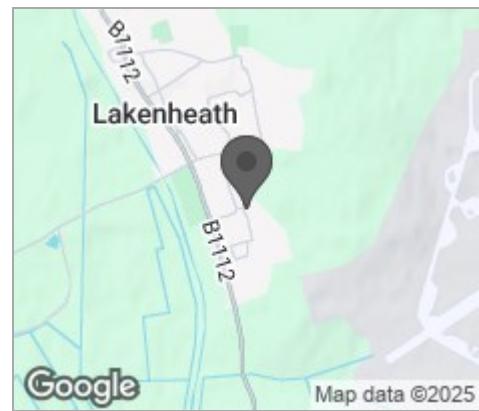
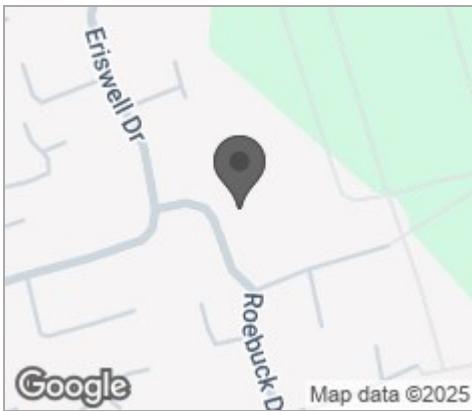
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	
(70-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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