

MOLYNEUX
ESTATE AGENTS



Broom Road

Lakenheath, IP27

Price £600,000

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Description

Situated at the end of Broom Road in the sought village of Lakenheath, is this exquisite detached bungalow that has been thoughtfully renovated throughout, to an exceptional standard. The heart of the home is undoubtedly the stunning kitchen, featuring bi-fold doors that seamlessly connect the indoor space to the generous rear garden, creating an inviting atmosphere for gatherings. The kitchen includes an island with inset hob and extractor, a built in double oven, integrated dishwasher and a wine fridge. With Quartz worktops, plus a 4 in 1 Franke tap serving water hot, cold, filtered cold and instant boiling for added convenience.

This bungalow comprises three well-appointed double bedrooms, with the master suite providing a luxurious dressing area and an elegant ensuite bathroom complete with both a bath and shower. The modern family bathroom also features similar amenities, ensuring comfort for all residents and guests.

For those seeking additional space, the property presents annex potential, currently utilised as a study, utility area, and shower room, complete with its own entrance. This versatile space could easily adapt to suit your needs, whether for guests or as a private home office.

The property has sealed unit UPVC doors and windows that enhance insulation and security, as well as an oil fired central heating system.

The exterior of the property is equally impressive, featuring electric front gates that lead to a spacious driveway capable of accommodating several vehicles, alongside a garage with an electric roller door for added convenience. The garage has been creatively adapted to a gym area, and has a personal door to the rear garden. The generous gardens, both front and rear, provide ample outdoor space for relaxation and recreation.

Situated in a sought-after village location, this bungalow offers a unique opportunity to enjoy a peaceful lifestyle while remaining well-connected to local amenities. This property is a must-see for anyone looking for a high-quality home in a picturesque setting.

Measurements

Entrance Hall - 14' 8" x 8' 4"

Lounge - 19' x 11' 11"

Kitchen - 19' 11" x 11' 10"

Utility Area & Shower Room

Study/ Home Office - 15' 3" x 13' 6"

Dressing Area - 15' 7" x 8' 4"

Bedroom 1 - 12' 11" x 12' 7"

En- Suite - 12' 11" x 7' 10"

Bedroom 2 - 12' 11" max x 11' 10"

Bedroom 3 - 11' 10" x 10' 10"

Bathroom - 9' 10" x 5' 11"

Garage - 17' 11" x 9' 2"

Council Tax band - C

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.

Tel: 01842 818282

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.





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			
(F2 plus)	A		
(61-91)	B		
(59-80)	C		
(55-68)	D		
(39-54)	E	67	78
(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			
(F2 plus)	A		
(61-91)	B		
(59-80)	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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