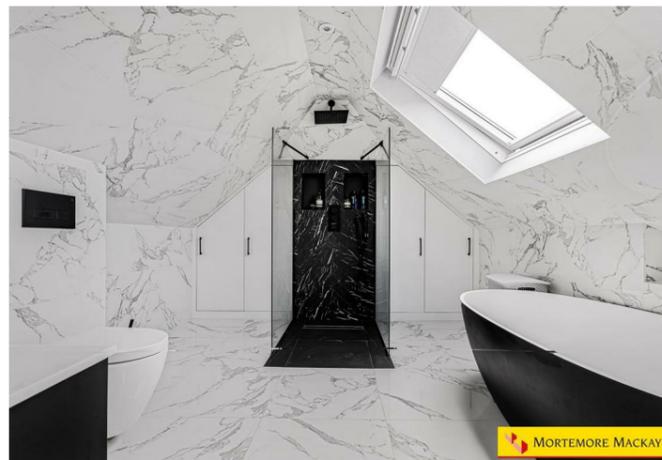




LAKENHEATH, N14 4RY



£875,000 Freehold

- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE STYLISH BATHROOMS
- MODERN FITTED KITCHEN
- UTILITY ROOM
- DRIVEWAY PROVIDING PARKING FOR TWO CARS
- THREE BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- DOWNSTAIRS WC
- PRIVATE REAR GARDEN WITH WESTERLEY ASPECT
- OPPOSITE ENTRANCE TO OAKWOOD PARK

Property Details

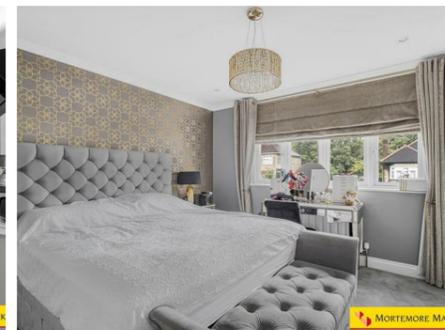
CHAIN FREE. Positioned in the charming area of Lakenheath, Oakwood, this beautifully presented end-terrace family house offers a perfect blend of modern living and comfort. Spanning an impressive 1,609 square feet, the property is thoughtfully arranged over three floors, making it an ideal home for families seeking space and style.

As you enter, you are greeted by two inviting reception rooms, one at the front and another at the rear, providing versatile spaces for relaxation and entertainment. The rear reception room features stunning bifold doors that seamlessly connect the indoor space to the private rear garden, which enjoys a delightful westerly aspect, perfect for soaking up the afternoon sun.

The property boasts three well-appointed bedrooms, each with its own stylish ensuite bathroom, ensuring privacy and convenience for all family members. Additionally, a downstairs WC adds to the practicality of the home. The modern fitted kitchen is a chef's delight, complemented by a utility room that enhances functionality.

Outside, the private rear garden offers a tranquil retreat, while the front driveway provides off-street parking for two cars, a valuable asset in this sought-after location. Situated directly opposite the entrance to Oakwood Park, residents can enjoy easy access to green spaces for leisurely walks and outdoor activities.

This exceptional family home combines contemporary design with a welcoming atmosphere, making it a must-see for those looking to settle in a vibrant community. Don't miss the opportunity to make this splendid property your new home.



Approximate Gross Internal Area 1609 sq ft - 149 sq m

Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 473 sq ft – 44 sq m

Second Floor Area 346 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

