

Burrow Drive - Offers Over £325,000

Lakenheath Lakenheath IP27 9SD

shires
residential



"Consistently providing outstanding service to our clients"

Offers Over £325,000

The Property

Located in the popular village of Lakenheath, the property is tucked away within a quiet and private cul-de-sac.

A well-presented and spacious chalet-style home offering versatile accommodation over two floors. The ground floor comprises a sitting room, bright conservatory, separate dining area, modern kitchen with integrated appliances, utility room, cloakroom, and a main bedroom with fitted furniture and en-suite shower room.

The first floor offers two large double bedrooms and a family bathroom.

Further benefits include uPVC double-glazed windows and doors, uPVC fascias and guttering, solar-panelled heating, driveway parking for several vehicles, garage, and low-maintenance front and rear gardens with paved seating areas.

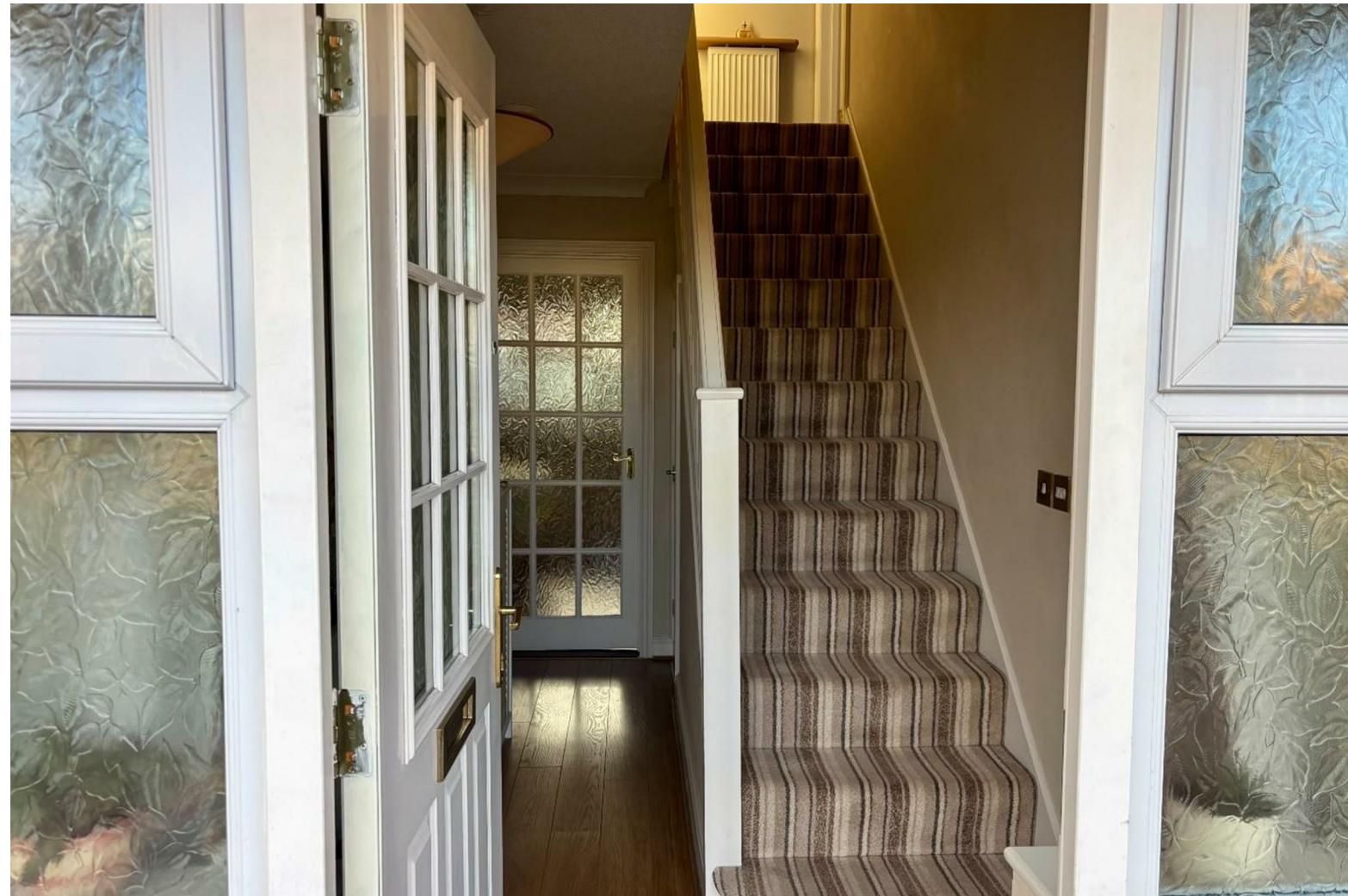
Located in the popular village of Lakenheath, which offers a range of local amenities, primary schooling, and a railway station approximately 2 miles away. The property is conveniently situated for Brandon, Mildenhall, Thetford, and Bury St Edmunds.

Contact Shires today to arrange a viewing.

Features

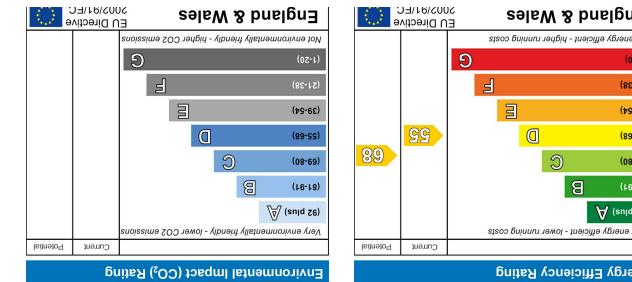
- WELL-PRESENTED AND SPACIOUS CHALET-STYLE HOME
- VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS
- GROUND FLOOR MAIN BEDROOM WITH FITTED FURNITURE AND EN-SUITE
- TWO LARGE DOUBLE BEDROOMS TO THE FIRST FLOOR
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND SEPARATE UTILITY ROOM
- BRIGHT CONSERVATORY AND SEPARATE DINING AREA
- QUIET AND PRIVATE CUL-DE-SAC LOCATION
- DRIVEWAY PARKING FOR SEVERAL VEHICLES PLUS GARAGE
- LOW-MAINTENANCE FRONT AND REAR GARDENS WITH PAVED SEATING AREAS
- INTEGRATED SOLAR PANELS





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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Measurements are approximate, not to scale. Estimated gross area
TOTAL APPROPX FLOOR AREA 1324 SQFT (123.0 SQM)
APPENDIX FLOOR AREA 500 SQFT (46.2 SQM)
TEST FLOOR APPENDIX FLOOR AREA 794 SQFT (73.7 SQM)

