

20 Broom Road Close - Guide Price £255,000

Lakenheath Suffolk IP27 9EQ

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The Property

An extensively refurbished and modernised three bedroom detached bungalow situated in a cul-de-sac position in this popular and well served West Suffolk village.

Overview

This three bedroom detached bungalow has been subject to an extensive program of updating and improvement over recent months and is now offered for sale with vacant possession. The current owner has updated the property throughout with a program of works including the installation of a new oil fired radiator heating system, skimming of walls and ceilings, updated floor coverings, replacement kitchen and bathroom and the conversion of the garage to create a third bedroom. Additionally there is further cloakroom/w.c that has been incorporated into the property.

Moving to the outside there is a driveway for two cars and an enclosed lawned garden which affords a good degree of privacy. The property benefits from UPVC double glazing throughout including guttering and fascia boards.

The expanding village of Lakenheath provides a good range of amenities and facilities for everyday needs including post office, Co-op, doctors surgery, pharmacy and primary school with a more extensive range of amenities can be found in the nearby market towns of Mildenhall and Brandon.

In further detail the accommodation comprises:-

A part glazed UPVC door opens to:

Entrance Lobby

With recessed lighting and part glazed door opening to:

Features

- COMPLETELY UPDATED AND REFURBISHED THROUGHOUT
- CONVERSION OF THE GARAGE TO CREATE A THIRD BEDROOM
- CUL-DE-SAC VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- LOUNGE TO FRONT
- UPDATED KITCHEN & BATHROOM
- CREATION OF CLOAKROOM/W.C.
- DRIVEWAY OFFERING PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN

Entrance Hall

With coving; radiator; thermostat control.

Bedroom One

12'6" x 10'1"

With coving; radiator; UPVC window to front.

Bedroom Two

11' x 10'1"

With coving; radiator; UPVC window to rear.

Family Bathroom

Fitted with a new white suite comprising low level w.c; vanity wash basin with mixer tap and cupboards beneath; panel enclosed bath with mixer tap, shower attachment and shower screen; partly tiled walls; coving; tiled floor; heated towel radiator; frosted UPVC window to rear.





Lounge

14'10" x 12'5"

With coving; radiator; UPVC window to front.

Kitchen/Dining Room

12'9" x 10'4"

With a fitted range of modern white gloss fronted base units and drawers with work surfaces over to two sides; inset one and a half bowl stainless steel sink with mixer tap and tiled splashback; integrated stainless steel under oven with ceramic hob and chimney style extractor above; spaces for washing machine and fridge/freezer; wall mounted units to two sides; coving; recessed lighting; radiator; tiled floor; UPVC window to rear; opening to:

Rear Hall

With tiled floor; UPVC double doors opening to rear garden; doors to cloakroom/w.c and bedroom three.

Bedroom Three

16'11" x 8'6"

With coving; radiator; loft access; UPVC window to front.

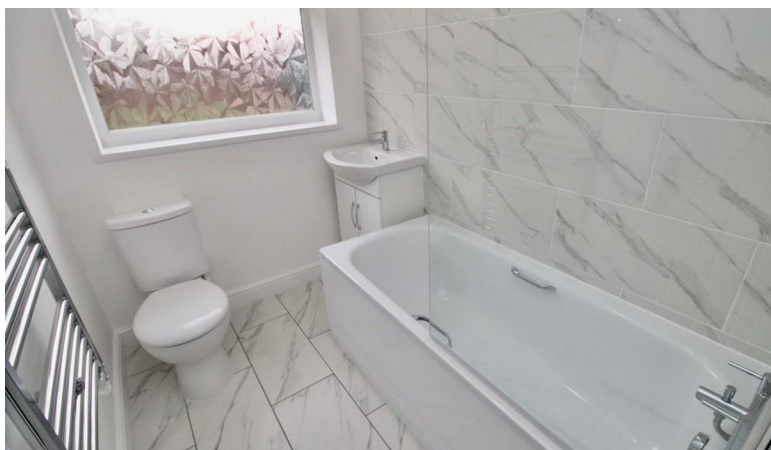
Cloakroom/W.C

Fitted with a white suite comprising low level w.c; corner basin with mixer tap and tiled splashback; tiled floor; radiator; frosted UPVC window to rear.

Outside

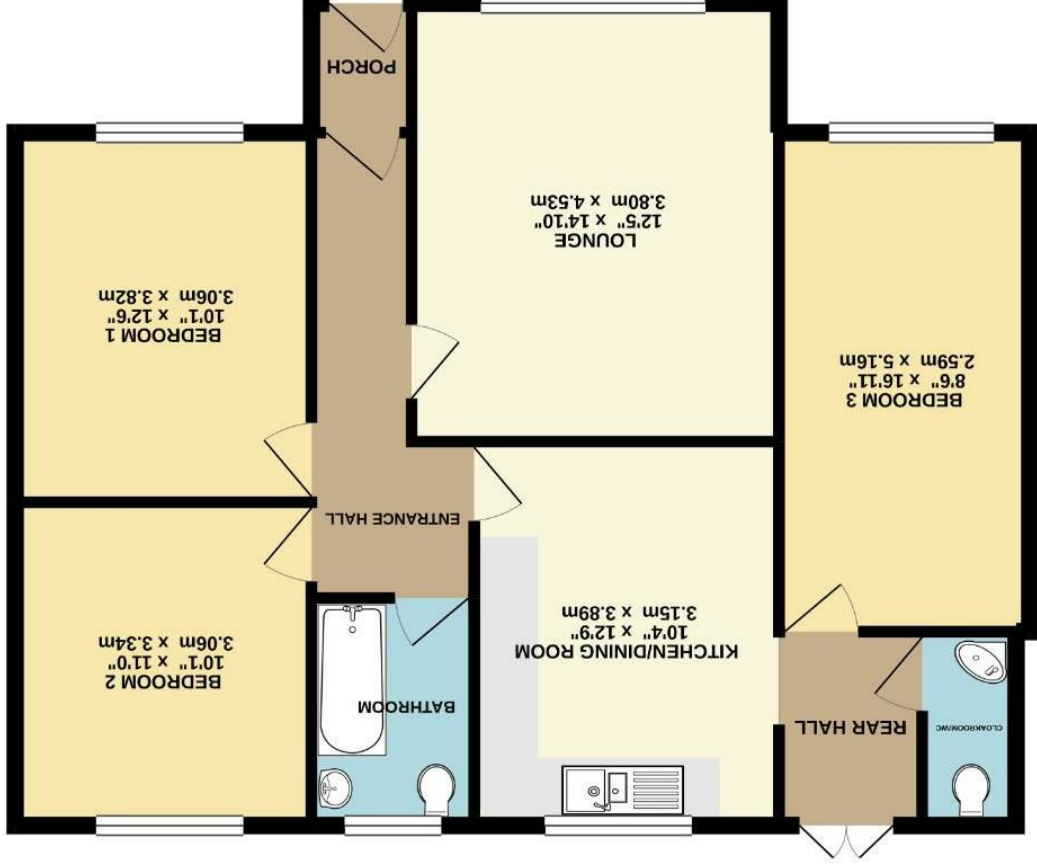
To the front of the property there is a concrete driveway providing parking for two cars. Adjacent to this is a gravelled area which provides additional parking if required.

Gated access leads to the rear garden which is mainly laid to lawn with outdoor tap, updated oil fired boiler, oil storage tank, raised gravelled border and enclosed by close boarded fencing to three sides.



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.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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