# 3 Stirling View - Asking Price £280,000

Lakenheath IP27 9FF

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Estate & Letting Agents




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# Asking Price £280,000

## The Property

An exceptional opportunity to purchase one of just eight brand-new homes, offering all the benefits of a new build without the feel of a large-scale development.

This beautifully designed detached home offers stylish and practical accommodation, ideal for modern family living. The welcoming entrance hall leads through to a contemporary kitchen complete with integrated appliances and a dining area, providing the perfect space for both everyday meals and entertaining.
To the rear of the property is a spacious lounge, filled with natural light and featuring a large built-in storage cupboard, along with access to the enclosed rear garden. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the impressive principal bedroom benefits from a modern en-suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom.

Designed with energy efficiency in mind, the property benefits from an air source heat pump and is offered with the reassurance of a new-build warranty.

Externally, the home enjoys a generous enclosed rear garden, together with a private driveway providing off-road parking and a detached garage.

With only eight exclusive homes available, this is a rare opportunity to secure a high-quality new home in an intimate development. Early viewing is highly recommended to avoid disappointment. Contact us today to arrange your viewing.

## Agents Note

Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

## Features

- BRAND-NEW
- DETACHED HOUSE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GENEROUS LOUNGE WITH BUILT-IN STORAGE
- GROUND FLOOR W/C
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- GARAGE AND PRIVATE DRIVEWAY
- AIR SOURCE HEAT PUMP
- ONE OF JUST EIGHT EXCLUSIVE HOMES















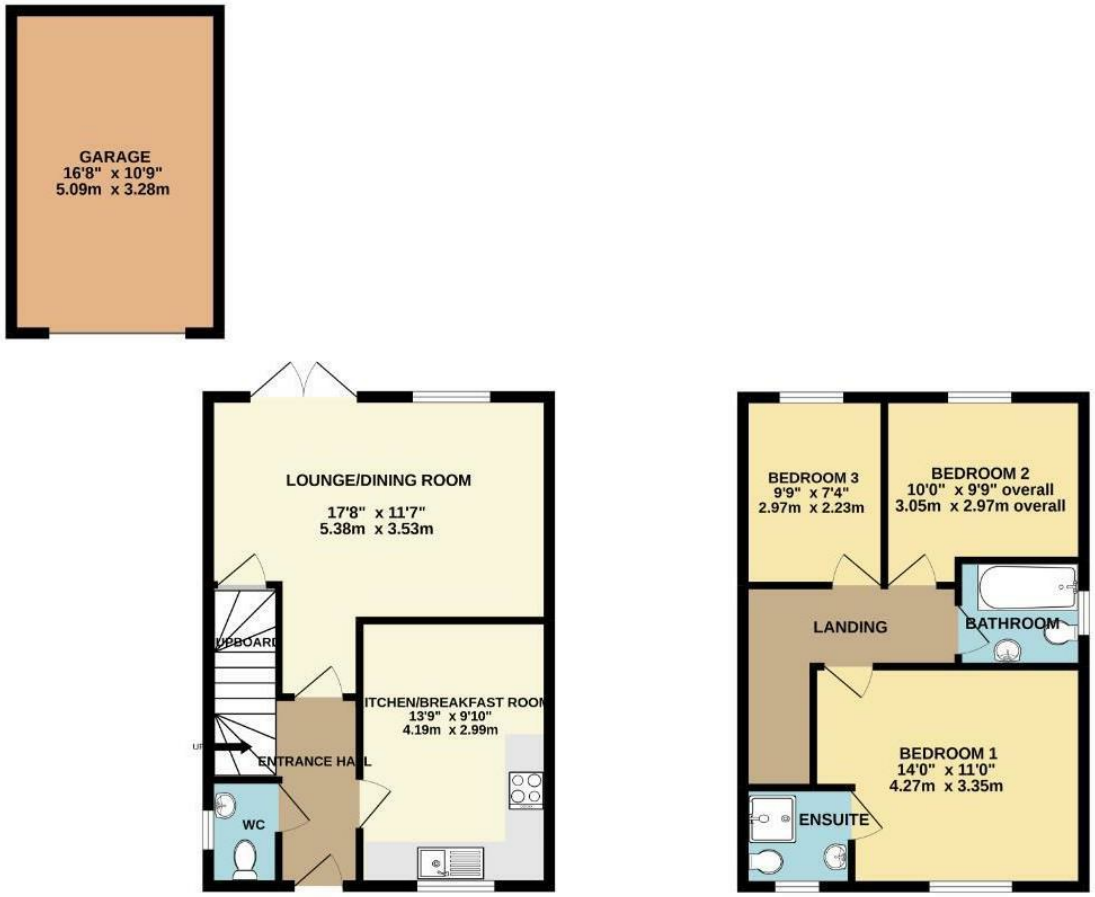




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

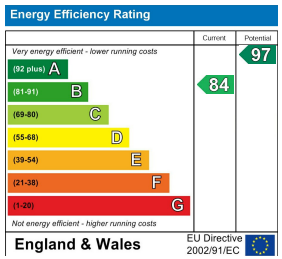
GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.




TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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 error, 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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