

69 Eriswell Road - Asking Price £350,000

Lakenheath Brandon Suffolk IP27 9AH

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £350,000

The Property

A charming and deceptively spacious detached period home, thoughtfully extended to offer versatile and well-proportioned accommodation, ideally positioned within a popular Suffolk village close to local amenities.

This attractive property blends character features with practical modern living, making it ideal for families or those seeking flexible space. The ground floor comprises a welcoming entrance hall, a cosy lounge with front aspect, a separate dining room featuring an exposed brick fireplace and stairs to the first floor, and a well-appointed kitchen with a range of units and dual aspect windows. There is also a useful study, a utility room, cloakroom, and a generous family room which could equally serve as a fourth bedroom or guest suite.

Upstairs, the property offers three good-sized bedrooms and a family bathroom fitted with a bath and shower over.

Externally, the home continues to impress with a well-maintained rear garden featuring a patio area, lawn, and summerhouse—ideal for outdoor entertaining. The front of the property provides a decked area with shrub borders and a driveway offering off-road parking, leading to a garage with an up-and-over door.

Features

- DETACHED PERIOD PROPERTY
- EXTENDED AND VERSATILE ACCOMMODATION
- THREE / FOUR BEDROOMS
- MULTIPLE RECEPTION ROOMS
- CHARACTER FEATURES INCLUDING FIREPLACE
- KITCHEN WITH SEPARATE UTILITY ROOM
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARAGE
- POPULAR VILLAGE LOCATION CLOSE TO AMENITIES





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.

Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC England & Wales	
A Very energy efficient - lower running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Net energy efficient - higher running costs	

Total area: approx. 121.0 sq. metres (1302.8 sq. feet)
 NOT TO SCALE - For Guidance Purposes only
 Plan produced using PlanUp.

