

3 Arrowhead Drive - Guide Price £244,500

Lakenheath Suffolk IP27 9JN



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The Property

A much updated and improved detached bungalow situated on the popular 'Woodlands' development towards the outskirts of the village. Viewing highly recommended.

Overview

This detached bungalow is situated in a cul-de-sac position on the popular and often requested 'Woodlands' development towards the outskirts of the village. The village offers a range of amenities from a Co-op supermarket, post office and a primary school to name a few. The property has been subject to a program of updating and improvement works throughout including the installation of a new oil combi boiler in November 2018, loft insulation, updated kitchen and bathroom, new skirting boards and architraves around new internal doors, redecoration and flooring throughout.

The property offers well proportioned accommodation throughout including a dual aspect lounge, dual aspect kitchen/diner, modern family bathroom and three bedrooms. Outside the property sits more central on the garden plot with gardens to all four sides. To the rear of the property there is a single longer length garage and a driveway for two cars.

The property benefits from UPVC double glazing throughout and as previously mentioned oil heating served by a newly installing oil combination boiler. An early viewing is highly recommended to avoid disappointment.

In further detail the accommodation comprises:-

A part glazed UPVC door opens to:

Entrance Hall

With radiator, laminate flooring; spot lighting; storage cupboard; loft access (part boarded with power and light); doors to:

Lounge

18'4" x 10'10"

With radiator; multi fuel burning stove on a brick base; laminate flooring; UPVC windows to front and side; glazed door to:

Features

- DETACHED BUNGALOW
- UPDATED AND IMPROVED THROUGHOUT
- MODERN KITCHEN/DINER
- DUAL ASPECT LOUNGE
- UPDATED BATHROOM
- THREE WELL PROPORTIONED BEDROOMS
- GARAGE & DRIVEWAY
- GARDENS TO FRONT, REAR AND SIDE
- OIL HEATING WITH NEWLY INSTALLED COMBI BOILER
- UPVC DOUBLE GLAZING THROUGHOUT

Kitchen/Diner

18'4" x 11'6"

With a fitted range of white fronted base units and drawers with work surfaces over to three sides with matching upstands; granite one and half bowl sink and drainer unit with mixer tap; built in under oven with ceramic hob and modern extractor hood over; spaces for washing machine and fridge/freezer; matching wall units; floor mounted Grant oil fired combination boiler; radiator; spot lighting; tiled flooring; UPVC windows to side and rear; part glazed UPVC door to rear.





Family Bathroom

Newly fitted white suite comprising panel enclosed bath with separate electric shower over, waterfall mixer tap and glass shower screen; vanity wash hand basin with waterfall mixer tap and storage cupboards beneath; low level w.c with hidden cistern and push button flush; grey towel radiator; fully tiled walls; tiled flooring; shaver point; two frosted UPVC windows to rear.

Bedroom One

12'11" x 9'11"

With radiator; laminate flooring; UPVC window to rear.

Bedroom Two

12'5" x 9'5"

With radiator; laminate flooring; UPVC window to front.

Bedroom Three

With radiator; laminate flooring; UPVC window to front.

Outside

The property sits more central to the garden plot and the front and left hand side of the property are predominantly laid to lawn with decorative stone borders. A paved pathway leads to the front door with outside light. The rear garden has two access pedestrian gates and is fully enclosed by fencing. The rear garden is laid to lawn with a large storage shed tucked away to the remaining side of the property. Also within the rear garden is the oil storage tank and outside tap.

Garage

23'6" x 8'7"

With metal up and over door; power and light within; plumbing for washing machine; personal door to side; window to rear.



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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