



ASHBURTON ROAD | ICKBURGH

*Brand New 3 Bedroom Detached Home*

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£2,115 Per Month

## FEATURES

- Brand New Detached Three Bedroom Home Finished To A High Standard Throughout
- Energy Efficient Air Source Heating
- Stunning Open-Plan Kitchen/Dining/Family Room  
Modern Kitchen With Breakfast Bar & Integrated Dishwasher
- Principal Bedroom With Dressing Area & En-Suite
- Downstairs Cloakroom
- Ideal For USAF Personnel
- Approx. 11 Miles To RAF Lakenheath
- Approx. 17 Miles To RAF Mildenhall
- Easy Access To Thetford, Brandon & Mildenhall
- \*Some Photos have been virtually staged - \*Awaiting EPC Rating

## DESCRIPTION

BRAND NEW three-bedroom DETACHED home finished to a high standard throughout, ideally located for easy access to RAF Lakenheath, RAF Mildenhall, Thetford and Brandon. The property benefits from energy-efficient air source heating and ample off-road parking. RAF Lakenheath is approximately 11 miles away, with RAF Mildenhall around 17 miles away.

The accommodation comprises a generous entrance hall with study area, storage space and downstairs cloakroom, together with a spacious living room to the front of the property.

To the rear is a stunning open-plan kitchen/dining/family room featuring a wide range of modern wall and base units, breakfast bar, electric hob, double oven with grill, integrated dishwasher and space for an American-style fridge freezer. Bifold doors open onto the rear patio and garden. A separate utility room offers additional storage units, stainless steel sink, and space for both a washing machine and tumble dryer.

Upstairs offers three well-proportioned bedrooms, including a principal bedroom with dressing area and en-suite shower room, together with a modern family bathroom fitted with a shower over bath, low-level WC and hand wash basin.

Available unfurnished and ideal for USAF personnel.



### Entrance Hall

Generous entrance hall with study or storage space, stairs leading to first floor.

**Living Room 14'6" x 15'0" (4.41m x 4.56m)**

### WC

**Kitchen/Dining Room/Family 21'5" x 19'2" (6.54m x 5.85m)**

Spacious family room with rooms for dining and seating area, modern kitchen units with breakfast bar, range of storage units with space for American style fridge freezer, integrated dishwasher, electric hob and eye-level double oven with grill.

**Utility 5'6" x 7'1" (1.68m x 2.16m)**

Range of wall and base units, stainless steel sink and drainer. Space for washing machine and tumble dryer.

### First Floor Landing

**Bedroom 1 7'4" x 12'6" (2.24m x 3.81m)**

**Dressing Area 3'11" x 6'4" (1.20m x 1.92m)**

### En-suite

**Bedroom 2 11'4" x 9'6" (3.46m x 2.90m)**

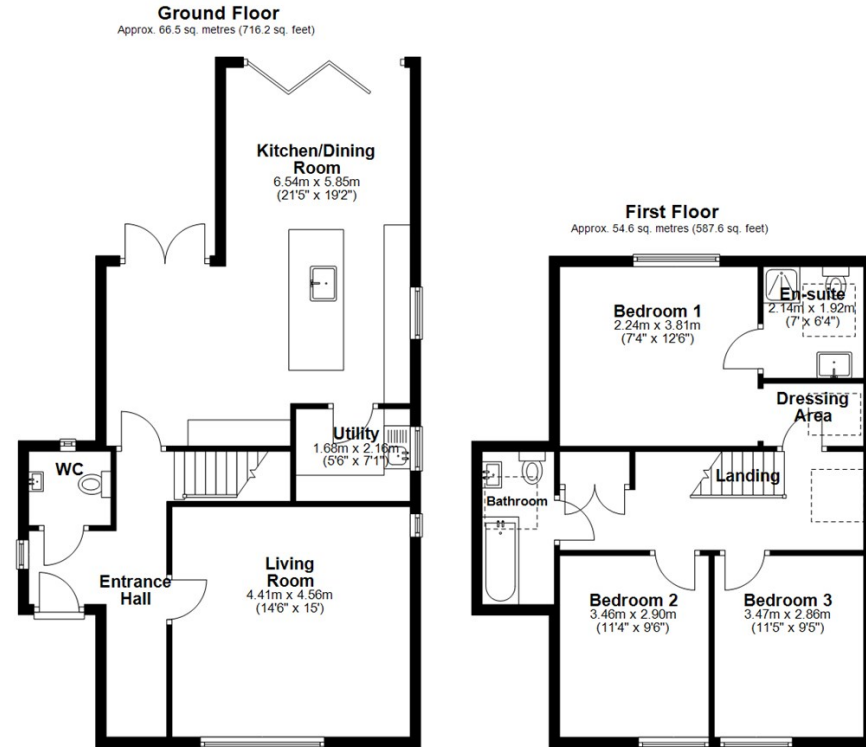
**Bedroom 3 11'5" x 9'5" (3.47m x 2.86m)**

### Bathroom









Total area: approx. 121.1 sq. metres (1303.7 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

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Council Tax Band : New Build

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		