

# Balmforth

Estate Agents, Valuers & Letting Agents



5 Briscoe Way, Lakenheath, Brandon, Suffolk, IP27 9SA  
Asking Price £375,000



## **::Accommodation & Amenities::**

This 3 bedroom, 2 bathroom detached chalet bungalow has been upgraded and improved by the current owners to create a modern and spacious family home. Situated in the popular village of Lakenheath, and located at the end of a private road, the home also benefits from off street parking and garage. In more detail, downstairs, the property features a large bedroom to the front aspect, complete with recently modernised en-suite. The sleek kitchen and utility area has also been updated in recent years, benefitting from a range of integrated appliances, such as an integrated dishwasher, fridge freezer and breakfast bar. To complete the downstairs there is a large living and dining area, with beautifully presented conservatory which really adds the flow of the downstairs space. Upstairs, as well as the family bathroom with pressurised shower, there are also two further double bedrooms, both of excellent size. Outside, the home has a lot of attractive features such as green space to the front, off street parking with garage, and a good sized rear garden with large patio area.

In more detail the accommodation comprises of:  
**ENTRANCE HALL:**  
Understairs storage

**LOUNGE/DINER:**  
Multi fuel burner, window to front, double doors to conservatory

**CONSERVATORY:**  
Connected to mains electrics, double doors to rear garden, windows to multiple aspects

**BEDROOM ONE:**  
Window to front,

**EN-SUITE:**  
Suite comprising of low level wc, double shower, hand basin set into vanity unit, window to side

**KITCHEN:**  
Range of wall and floor based storage, breakfast bar, integrated fridge freezer, sink with drainer, induction electric hob, double oven, cooker hood, window to rear

**UTILITY ROOM:**  
Plumbing for washing machine, wall and floor based storage, sink with drainer

**CLOAKROOM:**  
Suite comprising of low level wc, pedestal hand basin and window to side

**STAIRS/LANDING:**

**BEDROOM TWO:**  
Storage cupboard, window to front

**BEDROOM THREE:**  
Window to front

**FAMILY BATHROOM:**  
Suite comprising of low level wc, pedestal hand basin, bath with power shower over and window to front,

**OUTSIDE:**  
Rear garden fully enclosed, access via side gate, garage with power, patio seating area with manual awning, lean to log storage to side. Shed.

**Tenure:** Freehold  
**Construction type:** Brick and tile  
**Heating:** Oil central heating to radiators  
**Parking:** Driveway leading to garage

**Windows/doors:** UPVC double glazing  
**Council Tax:** Band D - £2,073.44 annual amount (2024/2025)  
**EPC:** C 71  
**Water supply:** Meter  
**Drainage:** Mains  
**Flood risk:** Zone 1 - Low Risk  
**EV charging point:** No  
**Electric supply:** Meter  
**Broadband:** Superfast 80 mbps download speed  
**Mobile network:** EE

### **AGENTS NOTES:**

1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

## **::Location::**

Lakenheath has a wide range of amenities including:- shops, local services, public house, church, recreational and sporting facilities, a national bank, modern doctors' surgery, schooling for primary age. Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 easy access to the A11 five ways roundabout and its subsequent road services through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east are easily accessible.

## **::Viewing::**

By appointment through  
Balmforth Estate Agents, Valuers & Lettings Agents  
T: 01638 711171  
E: mildenhall@balmforth.co.uk





# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



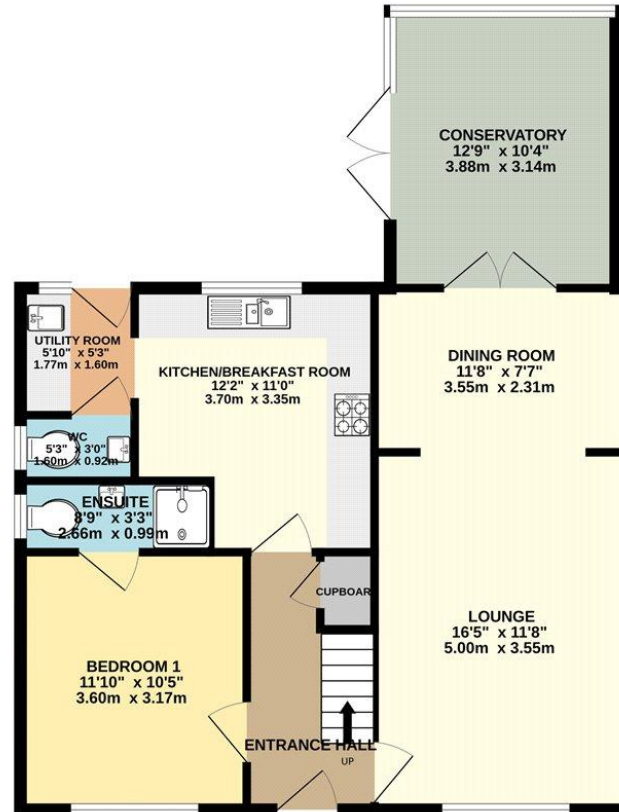
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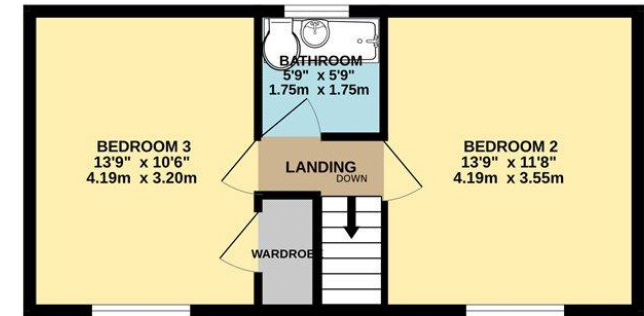
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	82
EU Directive 2002/91/EC		
England, Scotland & Wales		

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>

DISCLAIMER