

Balmforth

Estate Agents, Valuers & Letting Agents



21 Highfields, Lakenheath, Brandon, Suffolk, IP27
9DZ

Price Reduced to £290,000

This extended three bedroom detached bungalow occupies a sought after position in the popular village of Lakenheath with primary school and bus stop close by. The property also benefits from spacious reception rooms, en-suite facilities to bedroom one, garage with ample parking, and enclosed rear garden. Offered to the market with no onward chain.

In more detail the property comprises of:

ENTRANCE HALL:

Storage cupboards.

LOUNGE:

Dual aspect windows.

KITCHEN:

With a range of wall and base units integrated electric oven with hob and extractor over, integral washing machine, inset dishwasher and sink with drainer. Dual aspect windows.

PORCH:

Windows and door to side.

HALL:

Storage cupboard and door to front.

BATHROOM:

White suite comprising of low level wc, hand basin and bath. Window to side.

BEDROOM ONE:

Window to rear.

EN-SUITE:

White suite comprising of low level wc, hand basin and shower cubicle. Window to side.

BEDROOM TWO:

Window to rear.

BEDROOM THREE:

Window to side.

OUTSIDE:

Gravel driveway to front with flower bed borders.

Garage with up and over door and pedestrian access to rear.

Rear garden mainly laid to lawn with patio area and shrub borders.

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 B - £1,612.68 annual amount (2024/2025)

EPC: TBC

Water supply: Meter

Drainage: Mains

Flood risk: Zone 1 - Low Risk

EV charging point: No

Electric supply: Standard metered account

Broadband: Superfast 70 mbps download speed

Mobile network: EE (Limited), O2 (Likely)

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.

2) Some furniture available at separate negotiation.

::Location::

Lakenheath has a wide range of amenities including:- shops, local services, public house, church, recreational and sporting facilities, modern doctors surgery and 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 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with convenient ease.

::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



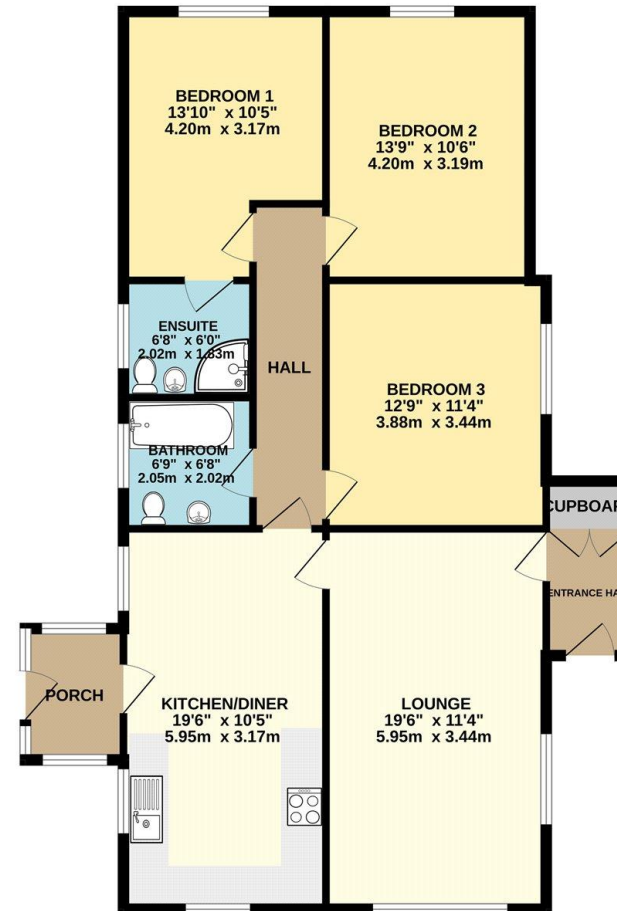
Scan here for
Area Guides



Scan here for
a valuation of
your property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		76
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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DISCLAIMER

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>