



THE CEDARS | LAKENHEATH

Recently Refurbished Throughtout & Ready to Move In

THE CEDARS | LAKENHEATH

£1,575 Per Month

FEATURES

- Extended & Completely Refurbished, Situated On An Open Greensward.
- Stunning Open Plan Kitchen / Dining / Family Room
- Solar Panels & Recently Installed Air Source Heat Pump
- Three Double Bedrooms - En-suite Shower Room
- Available July!
- Luxurious Four Piece Bathroom
- Integrated Kitchen Appliances Including Dishwasher
- Garage En-Bloc To Rear
- EPC B

DESCRIPTION

An outstanding extended detached family home providing three double bedrooms, a stunning open plan kitchen / dining / family room and luxurious bath and shower rooms. The kitchen has built in appliances including fridge/freezer, dishwasher and washing machine. Recently installed solar panels and air source heat pump extremely efficient and low cost to run. Garage en-bloc to the rear. Occupying a traffic free location and fronting an open greensward within this highly regarded village, this property is a must see. Close to RAF MILDENHALL & LAKENHEATH.

Entrance Lobby

With laminate flooring, full height window to the front aspect, opening through to :

Inner Hallway

Boiler / airing cupboard, wood laminate flooring, doors leading to all rooms.



ACCOMMODATION

Kitchen / Dining / Family Room 25'2" x 12'5" (7.67m x 3.78m)

An outstanding space which is open plan and is without doubt the hub of the home. It is spacious and light with double glazed windows to the front aspects overlooking the greenswards and wood laminate flooring throughout. The kitchen has been fitted with a stylish range of wall and base units, work surfaces and complementary tiling. Integrated appliances include a double electric oven, ceramic hob with extractor above, American style fridge / freezer, washing machine and dishwasher.

Sitting Room 14'9" x 10'10" (4.50m x 3.30m)

With French doors opening to the rear garden, wood laminate flooring, built in cupboard, door leading to :

Bedroom One 11'9" x 9'10" (3.58m x 3.00m)

With French doors opening to the rear garden, door leading to :

En-suite

Fitted with a brand new three piece to include a double shower cubicle, bowl basin and WC. Double glazed window to the side aspect, towel rail radiator.

Bedroom Two 11'10" x 10'7" (3.61m x 3.23m)

With double glazed window to the side aspect, built in open fronted cupboard.

Bedroom Three 11'0" x 9'1" (3.35m x 2.77m)

A superb double room with double glazed window to the rear aspect overlooking the rear garden,

Family Bathroom 11'4" x 6'0" (3.45m x 1.83m)

Fitted with a stunning luxurious four piece suite to include a freestanding bath, vanity basin, WC and walk in shower cubicle. Complementary wall and floor tiling, double glazed window to the side aspect, towel rail radiator.

Outside

To the front there is a low maintenance garden which is laid to decorative stones, with the boundaries defined by sleeper. Indian sandstone paved pathway leading to the front entrance door and gates at either side of the property, providing access to the rear garden.

To the rear, there is a large Indian sandstone paved terrace, ideal for al-fresco entertaining and providing ample seating and lounging space. A paved pathway leads to the remainder of the garden which is laid to lawn with beds, ideal for planting. There is a 12ft x 8ft timber shed and the garden is fully enclosed by panel fencing. Gated access leads to the rear pathway, which in turn leads to the garage.

Garage-en-bloc

With up and over door.







Solar Panels & Air Source Heat Pump Installed



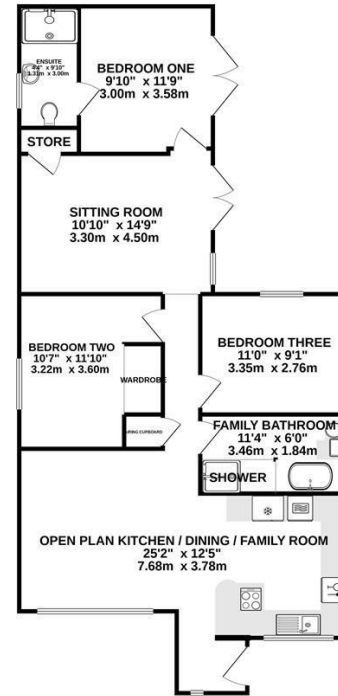
01638 750241

Council Tax Band : B

info@clarkephilips.co.uk

www.clarkephilips.co.uk

GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq. ft. (91.4 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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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) A			96
(81-91) B		89	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		23	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		