

DRAFT DETAILS
4 PINTAIL CLOSE, LAKENHEATH
BRANDON
IP27 9QE

OPEN HOUSE (C & T) present: An attractive, improved, modern semi-detached house, in a small cul-de-sac, on popular development, in well-served village. Hall, Cloakroom, Lounge/Dining Room, Conservatory, Re-fitted Kitchen, 3 Bedrooms - 1 En-Suite, Bathroom, Garage, Generous Parking, Gardens, IDEAL FTB/INVESTMENT, VIEW ASAP.



2246

Price Guide £265,000

HALL, CLOAKROOM, LOUNGE/DINING ROOM, CONSERVATORY/DINING ROOM, RE-FITTED KITCHEN, 3 BEDROOMS - 1 EN-SUITE, BATHROOM, GARAGE, GENEROUS PARKING, FRONT & REAR GARDENS, UPVC DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, POPULAR DEVELOPMENT IN WELL-SERVED VILLAGE, CONVENIENT FOR TRAIN STATION & A11, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, WELL PRESENTED, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : Proceed out of Bury St Edmunds along Fornham Road and at the traffic lights continue straight over into Mildenhall Road. Proceed along towards Fornham All Saints and at the double mini-roundabouts continue straight on signposted to Hengrave and Flempton on A1101. Proceed through Hengrave, Flempton and Lackford and continue towards Mildenhall. On reaching Icklingham, turn right onto the B1112, towards Lakenheath and Thetford. Continue to the junction, and turn right onto the A1065, and then immediately left onto the B1112, towards Lakenheath. Proceed through Eriswell, and continue towards Lakenheath. On reaching the village, pass the recreation field on the left, and then turn left into Undley Road. Turn right into The Mallards, and then take the second right turning. Continue along to the end, and then into Pintail Close, where the property is facing you. IP27 9QE

Alternative route from Fiveways Roundabout at Barton Mills, near Mildenhall. Take the exit onto A1065, towards Brandon. Proceed along, and turn left signposted to Lakenheath, onto the B1112. Proceed through Eriswell, and continue towards Lakenheath. On reaching the village, pass the recreation field on the left, and then turn left into Undley Road. Turn right into The Mallards, and then take the second right turning. Continue along to the end, and then into Pintail Close, where the property is facing you. IP27 9QE

DESCRIPTION : This attractive property is of cavity brick construction with flint detailing to the front elevation, with a tiled roof. It is particularly well presented, having been significantly improved over recent years, with works including a re-fitted Kitchen, wood laminate flooring, and replacement Grant oil boiler and radiators.

This property would suit first-time buyers, a family, or investment purchaser, particularly with the bases of RAF Lakenheath and RAF Mildenhall in the area.

HALL : Approached via a gabled outer canopy with part double glazed panelled front door. Stairs to first floor, wood laminate floor, radiator.

CLOAKROOM : White suite comprising wc, wall mounted wash basin, tiled splashbacks, wood laminate floor, extractor fan, radiator, UPVC frosted window to front.

LOUNGE/DINING ROOM : 4.67m (15'4") max x 4.19m (13'9") Built-in understairs storage cupboard, wood laminate floor, TV point, telephone point, two radiators, large open hatch to Kitchen, UPVC window and UPVC glazed double doors to:

CONSERVATORY/DINING ROOM : 4.42m (14'6") x 2.67m (8'9") Brick plinth and wall, wood laminate floor, panel heater, glass roof, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

KITCHEN : 3.58m (11'9") x 2.44m (8'0") Re-fitted with range of modern olive green 'Shaker' style base and wall mounted units, marble effect laminate work surfaces and upstands, tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap, inset AEG induction hob with cooker hood over, built-in Neff electric 'Slide 'n' Hide' oven/grill, integrated AEG slimline dishwasher, space for fridge/freezer, plumbing for washing machine, integrated bin storage unit, LED concealed lighting, pan drawers, wood laminate floor, LED downlights, wall mounted Grant oil boiler, consumer unit, radiator, large open hatch to Lounge/Dining Room, UPVC window to front.

FIRST FLOOR LANDING : Built-in airing cupboard housing pressurised hot water tank, wood laminate floor, loft access.

BEDROOM 1 : 3.28m (10'9") + door recess x 3.05m (10'0") Built-in double wardrobe, wood laminate floor, radiator, UPVC window to front. Door to:

EN-SUITE : 2.11m (6'11") x 1.52m (5'0") White suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin, tiled splashbacks, extractor fan, radiator, UPVC frosted window to front.

BEDROOM 2 : 2.72m (8'11") x 2.41m (7'11") Wood laminate floor, radiator, UPVC window to rear.

BEDROOM 3 : 2.72m (8'11") x 1.85m (6'1") Wood laminate floor, radiator, UPVC window to rear.

BATHROOM : 2.06m (6'9") x 1.78m (5'10") White suite comprising panelled bath with mixer shower attachment, wc with concealed cistern, inset wash basin with mixer tap, tiled splashbacks, shaverlight, extractor fan, radiator, UPVC frosted window to side.

OUTSIDE : To the front the deep, open-plan garden is laid mainly to lawn, with a brick wall, outside water tap and pathway to the front door. A shared access drive leads to a driveway, which provides vehicular standing for up to three cars, and leads to a cart-lodge style **GARAGE: 5.56m (18'3") x 2.79m (9'2")**, with remote controlled roller entrance door, power and light connected, consumer unit, and personal door to the rear. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn with paved patio area, decking area, and plastic oil tank.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band C.

VILLAGE & AREA : Lakenheath is about 5 miles North of Mildenhall, 6 miles South-West of Brandon, about 12 miles West of Thetford, and about 16 miles North-West of Bury St Edmunds. Being a good size village, with a vibrant community, it is well-served with a range of amenities, including a Shops, Post Office, CoOp Store, Primary School, Public House, Doctor's Surgery, Library, Hairdressers, Bank, Churches, Restaurants, Fish 'n' Chip Shop, Playing Field and Sports Pavilion, with a range of sports and leisure facilities, including the Football and Cricket clubs, and the Lakenheath Fen RSPB Nature Reserve. The village also has its own railway station, which offers services, including to Brandon, in around 5 minutes.

The A11, accessed at the Fiveways roundabout at Barton Mills - Mildenhall, provides easy access to Thetford, and Newmarket, Cambridge and Bury St Edmunds, via the A14.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

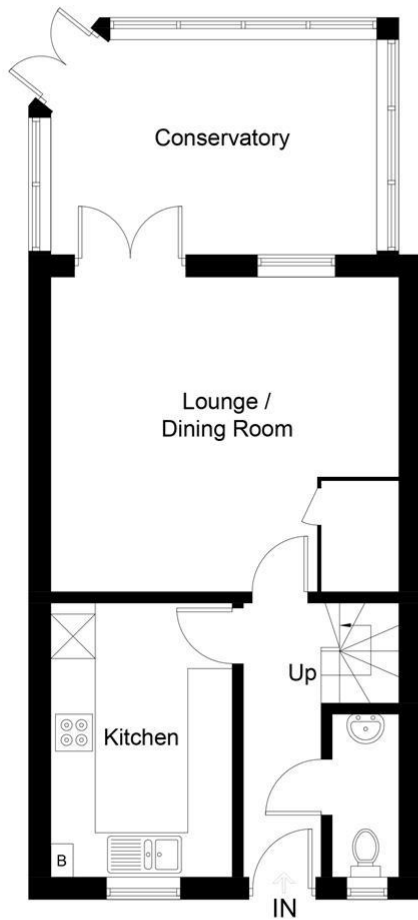




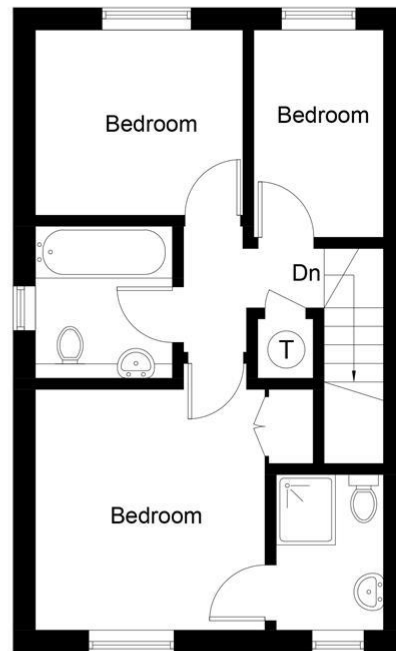


4 Pintail Close, Lakenheath. IP27 9QE

Approximate Gross Internal Area
90.1 sq m / 970 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)

4 Pinna Close
Lakenheath
BRIANSON
IP27 8QE

Energy rating

C

Valid until:

10 January 2034

Certificate number: 8300-2790-0122-2399-3943

Property type **Semi-detached house**

Total floor area **74 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

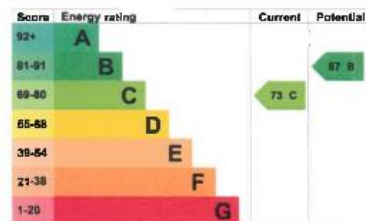
You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.