



Eriswell Road, Lakenheath, Brandon, IP27 9AF

welcome to

Eriswell Road, Lakenheath, Brandon

A distinguished five bedroom PERIOD RESIDENCE in the heart of Lakenheath, showcasing TIMELESS ELEGANCE, refined FAMILY LIVING, country-style kitchen with AGA & UTILITY ROOM, THREE BATHROOMS & beautifully curated wrap-around gardens with Summerhouse - viewing is essential!

Summary

Steeped in character & commanding an impressive presence within the heart of Lakenheath, this exceptional period residence offers a rare opportunity to acquire a home where heritage, elegance & modern family living coexist effortlessly.

Beautifully maintained & thoughtfully enhanced by the current owner, the property exudes a sense of grandeur from the moment you arrive. Beyond its striking façade lies a home rich in original charm, where generous proportions, natural light & period detailing create an atmosphere that is both sophisticated & inviting.

The welcoming reception hall introduces a collection of balanced living spaces. The elegant lounge provides a peaceful sanctuary in which to unwind, while the dining room, centred around a characterful log burner, offers the perfect backdrop for intimate dinners & gatherings alike.

At the heart of the home, the country-style kitchen is both stylish & practical, featuring an Aga, extensive preparation space & access to the adjoining utility room. A ground floor shower room adds further convenience.

Upstairs, five well-proportioned bedrooms provide luxurious accommodation for family & guests. One enjoys the benefit of en-suite facilities, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the grounds are every bit as impressive as the home itself. The beautifully landscaped wrap-around gardens have also been carefully designed to offer a variety of outdoor experiences.

The Accommodation

Entrance door to:

Entrance Hall

With door and window to front, stairs to the first floor landing, built in under stairs storage cupboard, wooden flooring and two radiators.

Sitting Room

With feature fireplace, wooden flooring, floor to ceiling window to front and three radiators.

Dining Room

With feature log burner, bay window to front, wooden flooring and two radiators.

Kitchen / Breakfast Room

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, Aga, space for separate oven, integrated fridge/freezer, dual aspect windows to both the rear and side and two skylights.

Lobby

With access to both the Utility Room and Downstairs Shower Room.

Utility Room

With fitted kitchen units at base level with work surface over, inset Butler sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer, built in storage cupboard and two windows to side.

Downstairs Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to side and radiator.





First Floor Landing

Being split level, with large built in storage cupboard and access to the loft space.

Master Bedroom

With decorative fireplace, built in wardrobes, window to front and radiator.

Bedroom Two

With bay window to front and two radiators.

Bedroom Three

With built in storage cupboard, window to rear and radiator.

Bedroom Four

With window to front and radiator.

Bedroom Five

With two windows to side and radiator.

En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to side and heated towel rail.

Family Bathroom

With W.C, wash hand basin with mixer tap over, claw foot bath, built in storage cupboard, wooden flooring, window to side and heated towel rail.

Outside

Sitting on a well manicured wrap-around plot that is largely laid to lawn, there is a range of mature shrub, trees and plants throughout, hedging to the front, creating a sense of privacy, a paved patio seating area, some raised floral beds, a garden shed and a Summerhouse.



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Eriswell Road, Lakenheath, Brandon

- Exquisite Detached Victorian Residence
- Five Double Bedrooms, Master Measuring 20'7x 16'1
- First Floor Bathroom, Ground Floor Shower Room
- Two Grand Receptions with Feature Fireplaces
- Laundry Room/Utility Room
- Double Off Road Parking Spaces
- Enclosed Garden with New Summerhouse and Shed
- Far Reaching Open Playing Field Views

Tenure: Freehold EPC Rating: E

£575,000



Total floor area 259.8 m² (2,796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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