



7 Jubilee Road, Lakenheath

Brandon



Minors & Brady

7 Jubilee Road

Lakenheath, Brandon

A fantastic opportunity to acquire a substantial detached family home positioned within a quiet cul-de-sac in one of Lakenheath's most desirable residential areas. Offering over 1,600 sqft of well-planned accommodation, this impressive property combines generous living space with practical family features, including four bedrooms, upgraded kitchen and utility facilities, a re-roofed conservatory for year-round use and an integral garage with potential for conversion, subject to the necessary permissions.

Conveniently located close to local amenities and the new school opening in September 2026, the property is ideally suited to modern family life.



7 Jubilee Road

Lakenheath, Brandon

- Substantial four bedroom detached family home extending to over 1,600 sqft
- Quiet cul-de-sac position within a desirable area of Lakenheath
- Spacious lounge flowing into a separate dining room with wood-burning stove
- Re-roofed conservatory creating a versatile year-round living and entertaining space
- Upgraded kitchen/breakfast room complemented by a separate utility room
- Four well-proportioned bedrooms, three benefiting from fitted wardrobes
- Large family bathroom, ground floor cloakroom and excellent built-in storage throughout
- Integral garage with potential for conversion, subject to the necessary permissions
- Generous driveway parking, enclosed rear garden and close proximity to the new school opening in September 2026



M&B

7 Jubilee Road

Lakenheath, Brandon

Location

Situated within the well-served village of Lakenheath, Jubilee Road enjoys a convenient setting with easy access to a range of local amenities. The village offers everyday essentials including shops, cafés, a pharmacy, schooling, and healthcare services, creating a practical environment for day-to-day living. Lakenheath also benefits from good transport connections, with access to the A11 and A14, as well as a railway station providing links to Cambridge, Norwich, and surrounding areas.

The village is surrounded by attractive Suffolk countryside and is located close to Thetford Forest, offering opportunities for walking, cycling, and outdoor recreation. Lakenheath is also well known for its proximity to RAF Lakenheath and RAF Mildenhall, while nearby market towns provide an even wider range of shopping, dining, and leisure facilities.

Jubilee Road

The home is entered via a welcoming hallway with useful understairs storage and access to a ground floor cloakroom fitted with a WC and wash basin. Positioned to the front of the property, the spacious lounge enjoys excellent natural light from a large window and provides a comfortable setting for everyday living.



M&B

7 Jubilee Road

Lakenheath, Brandon

An open archway leads through to the dining area with a log burner, creating a sociable flow between the reception spaces while still retaining distinct areas for relaxing and entertaining.

Beyond the dining area, double doors open into the impressive conservatory. Having been re-roofed, this versatile room can be enjoyed throughout the seasons and offers additional living space with windows to three aspects and double doors opening onto the rear garden.

The kitchen has been recently upgraded and is fitted with a range of modern wall and base units, complemented by attractive herringbone LVT flooring. Integrated appliances include a double oven, dishwasher, electric hob and cooker hood, while there is also space for an American-style fridge freezer. The adjoining utility room continues the high-quality finish, providing further storage, an additional sink, space for laundry appliances, access to the garage and a door leading directly to the garden.

The first floor accommodation is arranged around a central landing with loft access and the benefit of additional loft insulation. The principal bedroom is a particularly generous double room featuring fitted wardrobes across one wall and a contemporary ensuite shower room with a walk-in shower, vanity storage and mirrored cabinet.



7 Jubilee Road

Lakenheath, Brandon

Bedrooms two and three are also comfortable doubles, both benefiting from fitted wardrobes, while bedroom four provides flexibility as a child's bedroom, guest room or home office. Completing the accommodation is a spacious family bathroom fitted with a bath and shower over, WC, vanity unit and mirrored storage cabinet.

Outside, the property continues to impress. To the front, a gravelled driveway provides off-road parking for up to three vehicles and leads to the integral garage, which benefits from power, an electric garage door and a side window. The rear garden has been thoughtfully arranged with a patio area ideal for outdoor dining and entertaining, leading onto a lawned garden bordered by mature planting. A timber shed and log store provide useful external storage, while gated side access adds further practicality.

Agents Notes

Freehold, connected to mains water, electricity and drainage.

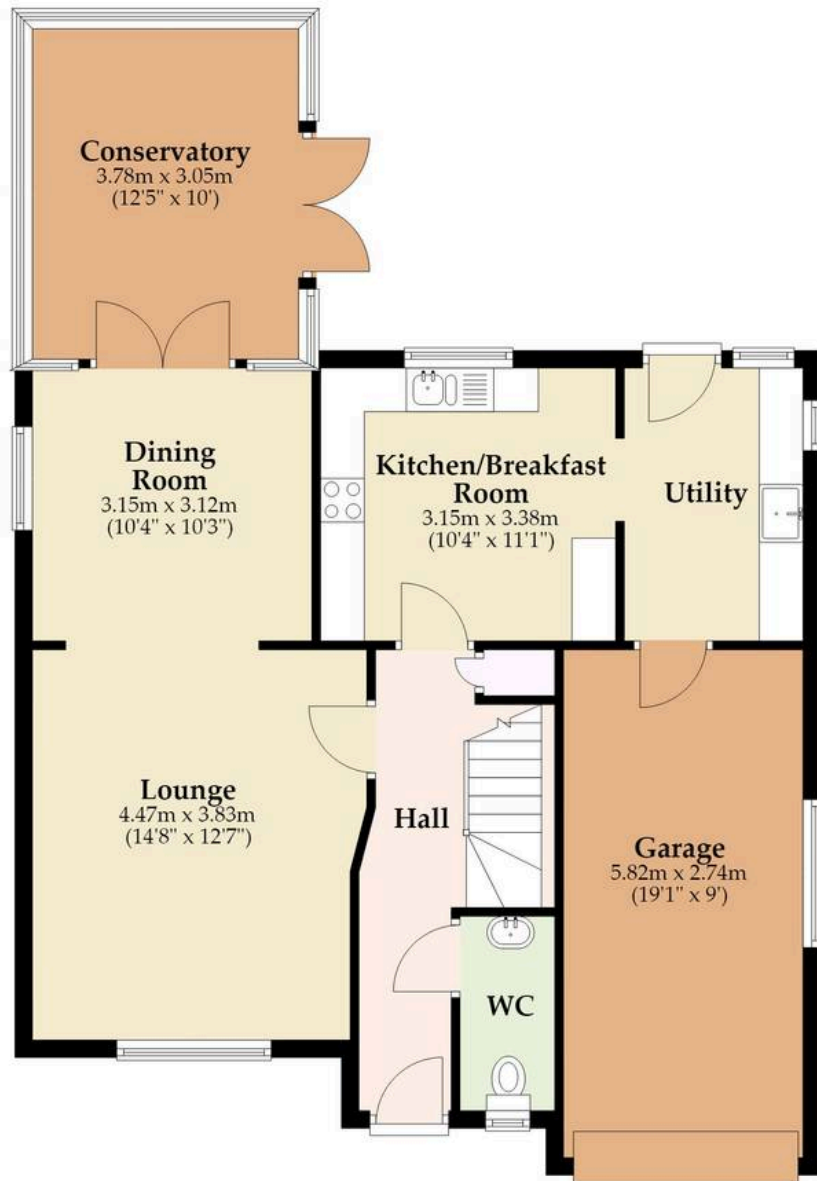
Council tax band - D



M&B

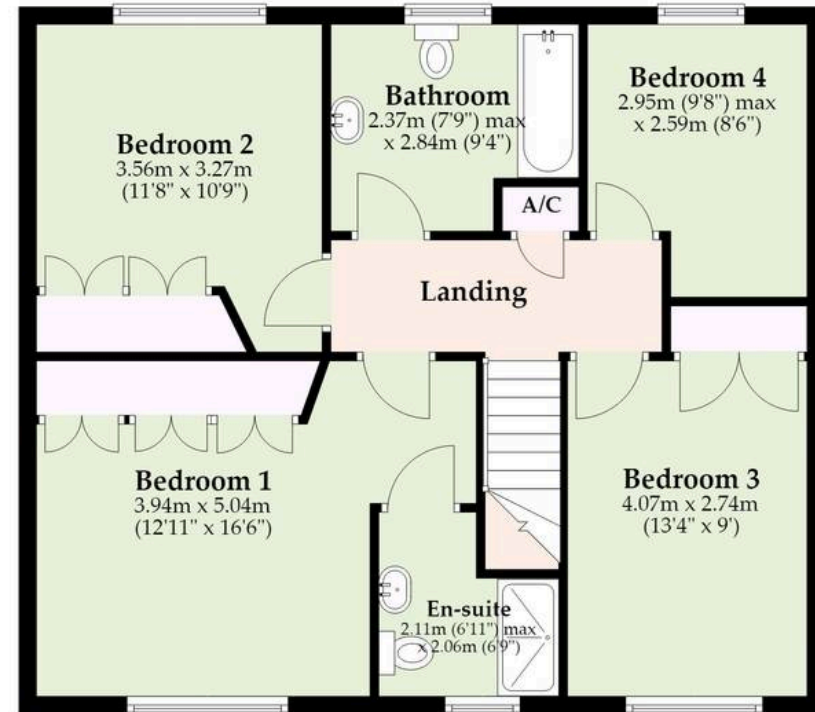
Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



First Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



Total area: approx. 153.4 sq. metres (1651.4 sq. feet)

M&B

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk