



15 Burrow Drive, Lakenheath

Brandon



Minors & Brady

# 15 Burrow Drive

Lakenheath, Brandon

Deceptively spacious and wonderfully versatile, this impressive chalet-style home offers flexible living in a peaceful cul-de-sac setting. Beautifully maintained throughout, the property provides generous accommodation arranged over two floors to suit a variety of lifestyles. The ground floor features a comfortable sitting room, a bright conservatory, separate dining area and a well-appointed kitchen complemented by a practical utility room. A spacious principal bedroom with fitted furniture and en-suite shower room offers the convenience of ground-floor living. Upstairs, two substantial double bedrooms are served by a family bathroom, creating excellent space for family members or guests. Outside, low-maintenance gardens, ample driveway parking, a garage and integrated solar panels further enhance this attractive village home.

- Spacious chalet-style home arranged across two floors
- Flexible layout ideal for modern family living
- Generous sitting room and bright conservatory space
- Well-appointed kitchen with integrated appliances throughout
- Separate utility room providing additional practicality
- Ground floor principal bedroom with en-suite facilities
- Two substantial first-floor double bedrooms and bathroom
- Private cul-de-sac position within a popular village
- Ample driveway parking together with a detached garage
- Low-maintenance gardens with attractive paved seating areas





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Lakenheath, Brandon

## The Location

Situated within the popular Suffolk village of Lakenheath, the area offers an excellent balance of rural surroundings and everyday convenience. Well served by a range of local amenities, residents benefit from access to shops, cafés, a pharmacy, healthcare facilities and schooling, making it a practical and self-sufficient location for families, professionals and retirees alike.

Lakenheath is particularly well connected, with easy access to both the A11 and A14, providing convenient routes towards Cambridge, Norwich, Bury St Edmunds and the wider East Anglia region. The village also benefits from its own railway station, offering services to a number of regional destinations and supporting those commuting for work or leisure.

Surrounded by attractive Suffolk countryside, the area provides an abundance of outdoor and recreational opportunities. The nearby Thetford Forest, one of the largest lowland pine forests in Britain, offers extensive walking, cycling and wildlife trails, while the surrounding landscape provides a peaceful rural setting that remains accessible to larger towns and cities.

The village is widely recognised for its proximity to RAF Lakenheath and RAF Mildenhall, contributing to a vibrant and diverse local community. In addition, the nearby market towns of Brandon, Mildenhall and Bury St Edmunds provide an even wider selection of shopping, dining, leisure and cultural amenities.



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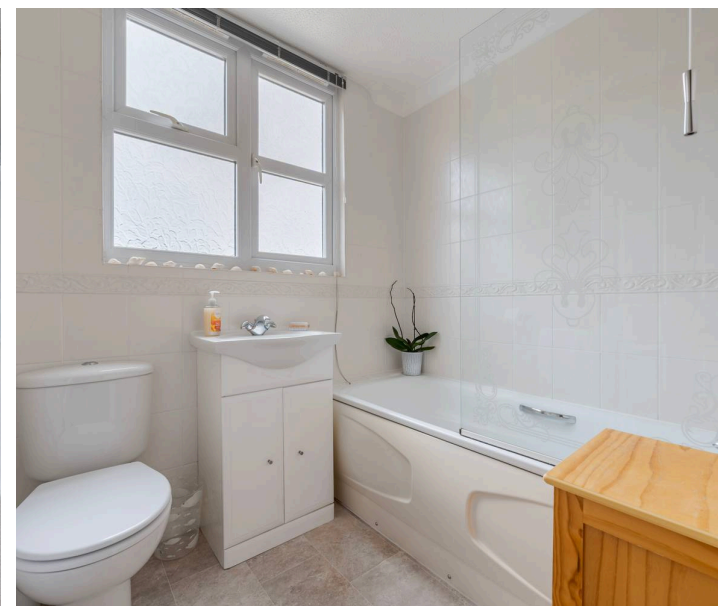
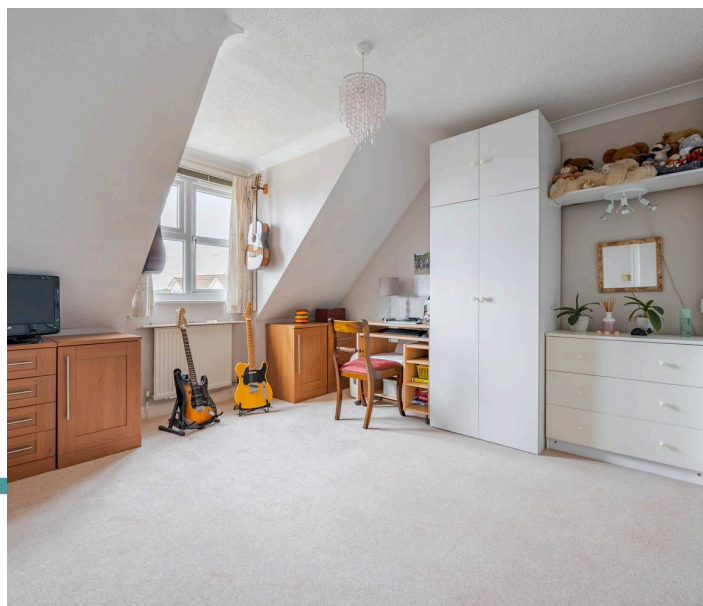
Lakenheath, Brandon

## Burrow Drive, Lakenheath

Tucked away within a quiet cul-de-sac in the ever-popular village of Lakenheath, this impressive chalet-style home offers spacious and highly versatile accommodation perfectly suited to modern family living. Thoughtfully arranged across two floors, the property combines generous living spaces with practical everyday features, creating a home that is both welcoming and adaptable.

The ground floor is centred around a comfortable sitting room, providing an ideal setting for relaxation and entertaining alike. A bright conservatory extends the living accommodation and enjoys pleasant views of the garden, creating an additional space that can be enjoyed throughout the seasons. Adjoining the living areas, a separate dining area offers the perfect environment for family meals and social gatherings.

The kitchen has been designed with both functionality and style in mind, featuring a range of integrated appliances alongside ample storage and preparation space. A separate utility room helps keep day-to-day household tasks neatly tucked away, while a conveniently positioned cloakroom further enhances the practicality of the layout.



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Lakenheath, Brandon

One of the property's standout features is the generous ground-floor principal bedroom suite. Complete with fitted furniture and a private en-suite shower room, it provides comfortable and convenient accommodation for those seeking single-level living or enhanced privacy.

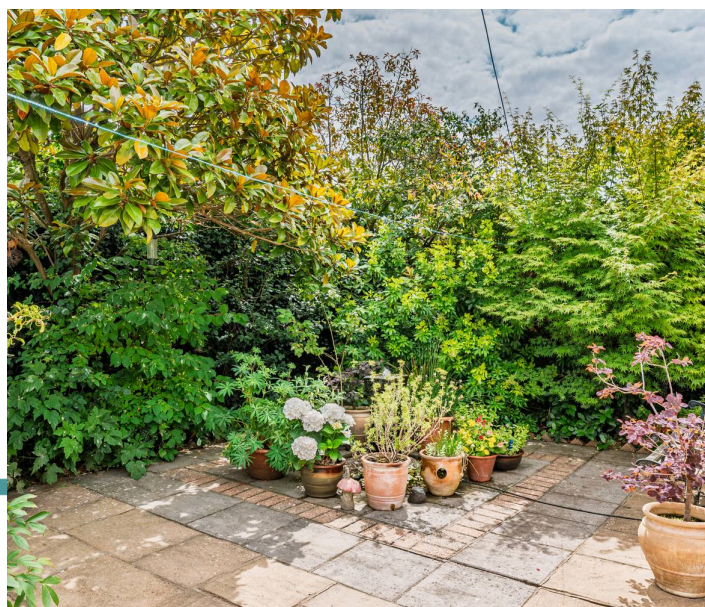
To the first floor are two substantial double bedrooms, both offering excellent proportions and flexibility for family members, guests or home-working requirements. These rooms are served by a well-appointed family bathroom, creating a well-balanced arrangement for modern living.

Externally, the property continues to impress with attractive, low-maintenance gardens to both the front and rear. Designed for ease of upkeep, the rear garden incorporates paved seating areas that provide ideal spaces for outdoor dining, entertaining or simply enjoying the peaceful surroundings. A generous driveway provides off-road parking for several vehicles and leads to a garage, further enhancing the practicality of the property.

Additional benefits include uPVC double glazing, low-maintenance external finishes and integrated solar panels, helping to support efficient day-to-day living. Combining flexible accommodation, excellent parking, manageable gardens and a desirable village setting, this is a superb home offering comfort, convenience and versatility in equal measure.

## Agents Note

This property will be sold freehold.



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