



69 Eriswell Road, Lakenheath

Minors & Brady



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Lakenheath, Brandon

A wonderful opportunity to embrace village life in a character-filled period home, this deceptively spacious detached property offers an impressive amount of flexible accommodation both inside and out. Thoughtfully extended and suited to modern family living, it features multiple reception rooms, three/four bedrooms, two open fireplaces and a delightful fully enclosed, non-overlooked garden. Positioned within a popular Suffolk village close to everyday amenities, this is a home that effortlessly caters to busy family life.

Agents Notes

This property will be sold freehold.

LPG heating system.

Connected to mains electricity, water and drainage.



M&B

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Eriswell Road is situated within the popular Suffolk village of Lakenheath, offering a convenient residential setting with easy access to a wide range of local amenities. The village is highly regarded for its strong community atmosphere, excellent local facilities, and convenient position within West Suffolk, making it a popular location for families, professionals, and military personnel.

Residents benefit from a variety of shops, schools, cafés, public houses, healthcare facilities, and everyday amenities, all readily accessible within the village. Lakenheath provides a range of services for day-to-day living, whilst nearby towns offer a wider selection of shopping, leisure, and recreational facilities.

The surrounding area offers a wealth of opportunities for outdoor recreation, with attractive countryside walks, open green spaces, and nature reserves nearby. The village is ideally positioned for exploring the beautiful Suffolk and Norfolk countryside, whilst the scenic landscapes of Thetford Forest are within easy reach, providing excellent opportunities for walking, cycling, and outdoor pursuits throughout the year.

Lakenheath is particularly well placed for access to RAF Lakenheath and RAF Mildenhall, contributing to the area's vibrant and diverse community. The nearby market towns of Thetford, Mildenhall, and Bury St. Edmunds provide an excellent range of retail, dining, educational, and leisure facilities.

The area benefits from excellent transport connections, with convenient access to the A11 and A14, providing routes to Norwich, Cambridge, Newmarket, Bury St. Edmunds, and the wider East Anglian road network. Rail services are available from nearby Lakenheath and Thetford stations, offering connections across the region.



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Occupying a desirable position within a well-regarded Suffolk village, this detached period home offers far more than first impressions suggest. Extended over the years to create generous and versatile accommodation, the property retains a wealth of character while providing the practical space required for modern family life.

The sense of warmth and character is apparent from the moment you step inside. The welcoming entrance hall leads through to a series of well-proportioned living spaces, each with its own individual appeal.

A flexible reception room, centred around an exposed brick open fireplace, offers a cosy and atmospheric setting for everyday living. With stairs rising to the first floor, this room forms part of the property's characterful heart and provides a versatile space to enjoy as a family room, snug or additional sitting room.

The bay-fronted sitting room is a particularly inviting place to relax, where natural light streams in throughout the day and an open fireplace provides a wonderful focal point during the colder months.

The dining room creates an excellent setting for everything from family meals to larger gatherings with friends, offering ample space for entertaining throughout the year.



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The kitchen serves as the true hub of the home; a sociable and thoughtfully arranged space designed for both everyday routines and special occasions. Stylish cabinetry provides extensive storage, complemented by a central island beneath pendant lighting, a classic double Butler sink and a range cooker. Dual-aspect windows fill the room with natural light, while dedicated spaces for freestanding appliances allow buyers to personalise the space to suit their own requirements.

Adjoining the kitchen is a practical utility room, providing additional storage, laundry facilities and valuable separation from the main living areas, alongside a convenient cloakroom.

A further study offers outstanding flexibility and could equally serve as a fourth bedroom, home office, playroom or hobby room, making the property particularly attractive for those working from home or seeking adaptable accommodation.

The first-floor continues the home's spacious feel, with a generous landing providing access to three well-proportioned bedrooms. Each room offers comfortable accommodation with ample space for furnishings, while the family bathroom is fitted with a bath and shower over, creating a practical space for both busy mornings and relaxed evenings.





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Outside, the property continues to impress. The rear garden has been maintained and enjoys a high degree of privacy, being fully enclosed and non-overlooked. A patio area provides the perfect setting for outdoor dining and summer entertaining, while the lawn offers plenty of space for children, pets or keen gardeners to enjoy.

To the front, attractive shrub borders creates an appealing approach to the property. A driveway provides off-road parking and leads to the garage, offering further storage and practicality.



Ground Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



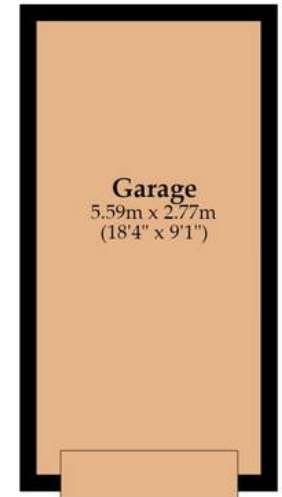
First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



Garage

Approx. 15.5 sq. metres (166.5 sq. feet)



Total area: approx. 134.0 sq. metres (1442.6 sq. feet)

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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.

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 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

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