



Cricket View

Mildenhall | Suffolk | IP28 7FA

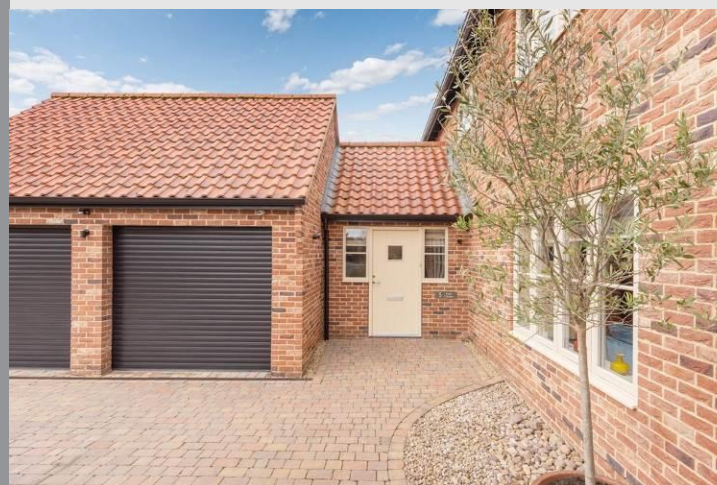
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Cricket View

Constructed in 2016 by the locally admired developers, Mill House Homes Ltd, this superb executive home occupies a plot of approximately 0.25 of an acre (STS) and has been finished to an extremely high specification. In brief it boasts five bedrooms, three en-suites, kitchen/family/dining room, formal sitting room, snug and study, perfectly arranged over three floors. Double garage, with driveway, and good sized rear gardens with splendid field and Lark River views.

This prestigious five bedroom detached house located on the edge of the southern side of Mildenhall in the parish of Barton Mills. The town is conveniently placed close to Lakenheath, Brandon and Newmarket - making it ideally positioned for visitors who wish to visit other villages and historical towns in the north-west of Suffolk. Thetford Forest, Elveden Center Parc, and High Lodge providing play areas, cycling & walking trails, a café & tree canopy adventure course are only a short drive away, as are Cambridge, Suffolk's county town, Ipswich, which is just 37 miles from Mildenhall and the dynamic market town of Bury St Edmunds.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

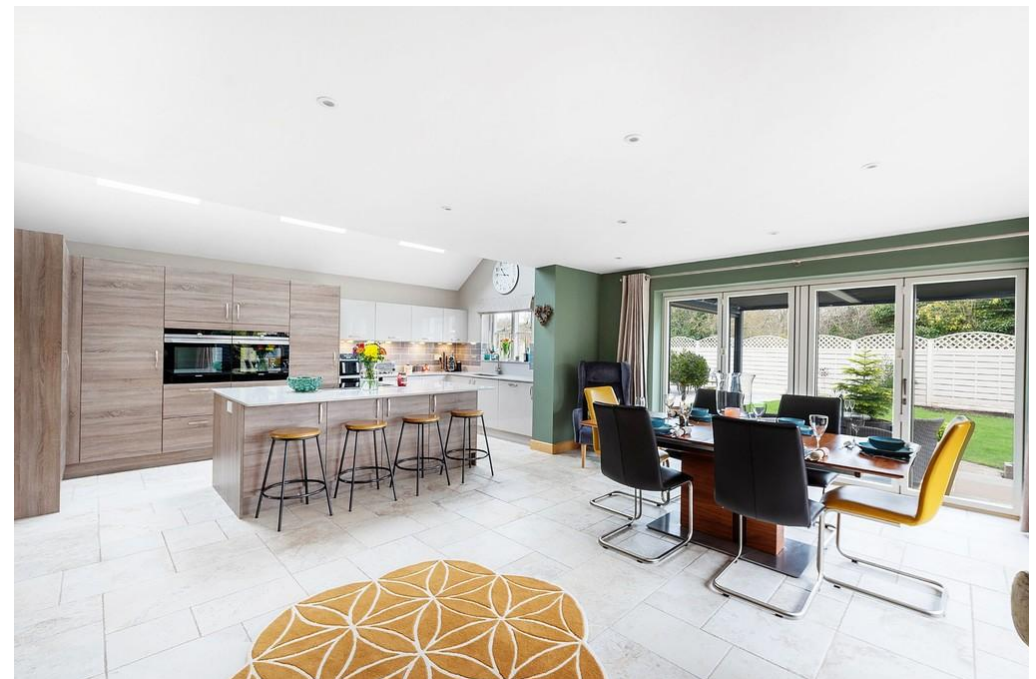




Step Inside

Oak doors throughout. Porcelain tiled flooring to the ground floor, fitted carpet to first and second floor, oak skirting & architrave, oak staircase, handrail and spindles. Underfloor heating throughout with individual room thermostats. Air source heat pump and pressurised hot water cylinder. Enter into the entrance hallway with staircase rising to the first floor accommodation. Doors lead to integral garage, downstairs cloakroom, storage cupboard for coats and shoes. Double oak doors to the triple aspect formal sitting room with French doors to outside terrace. Double doors into the spacious snug. To the rear of the hallway the study enjoys views into the rear garden.

The kitchen/dining/family room is spacious and airy with a vaulted ceiling and Velux windows. Two sets of bi-folds open to the rear garden. Kitchen units are contemporary modern with an extensive range of eye-level and floor standing cupboards with silestone preparation surfaces over. Central island incorporating range induction hob with breakfast bar to one end. Dual eye-level electric ovens, dishwasher, fridge/freezer, wine cooler, sink with mixer tap. Family sitting/dining area with access to a covered outdoor terrace. Utility room featuring matching cupboards, stainless steel sink, space and plumbing for washing machine, external door. First floor landing with doors off to three bedrooms and stairs to second floor. The principal bedroom with Juliet balcony, a walk-in dressing room with hanging rails and shelving/storage. En-suite with large walk-in shower, low-level WC, heated towel rail and two hand wash basins. Bedroom two also with Juliet balcony, two fitted wardrobes, en-suite with large walk-in shower, low-level WC, heated towel rail, and hand wash basin. Bedroom three with fitted wardrobe, en-suite with large walk-in shower, low-level WC, heated towel rail and hand wash basin. Second floor landing with large storage cupboard. Bedrooms four and five both benefit from dual aspects and fantastic views of the fields to the rear. The family bathroom includes a bathtub, low-level WC, heated towel rail and hand wash basin. Second floor landing with large storage cupboard. Bedrooms four and five both benefit from dual aspects and fantastic views of the fields to the rear. The family bathroom includes a bathtub, low-level WC, heated towel rail and hand wash basin.





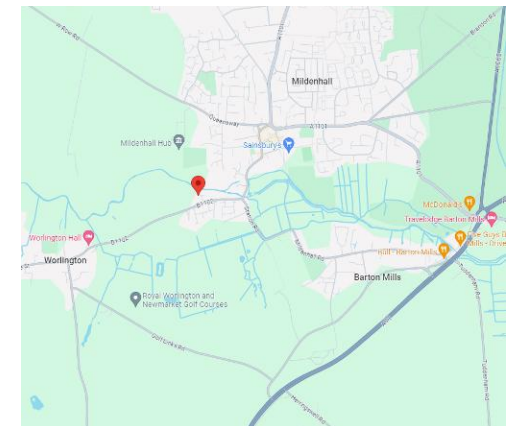
Step Outside

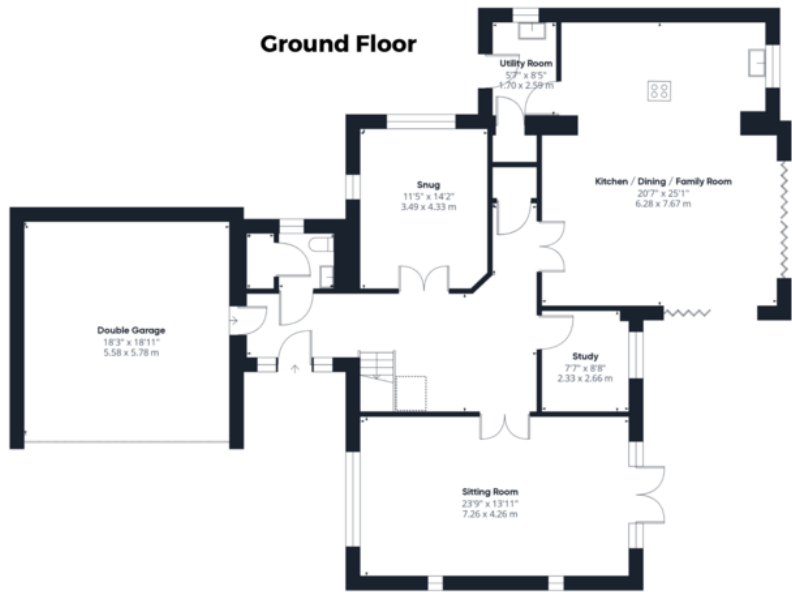
The property is approached along Cricket View from the Worlington Road. The double garage is accessed via two electric roller doors. The front has a block paved driveway with parking for approximately four to five vehicles, finished with shingled areas and shrubs. Front and rear external lighting. The large landscaped rear garden enjoys pleasant views of paddocks and field, with a good sized sun terrace and mixed sandstone slabs. Lawn with timber fenced boundary. Bi-folding doors give access to the Kitchen/Dining/Family room, and French doors to the formal sitting room. A large shingled area off the utility room makes for an excellent space to hang washing and also houses a timber shed for garden tools.



Location

Mildenhall is a market town that is rich in history and packed full of tourist attractions and amenities. The town is near the A11, standing on the River Lark and on the edge of the Fens. It is also conveniently located near Kennett railway station with good access to Cambridge and London rail links. Mildenhall has three schools: two primary schools, St. Mary's and Great Heath and one secondary school, Mildenhall College Academy. The secondary school also contains a sixth form. Regular bus services run to the neighbouring towns of Brandon, Bury St Edmunds, Newmarket, and Thetford.





Approximate total area⁽¹⁾
 3467.76 ft²
 322.17 m²

Reduced headroom
 53.11 ft²
 4.93 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Services

- Air-Source Heat Pump
- Underfloor Heating
- Mains Electric
- Mains Water
- Drainage To The Public Sewer
- Freehold
- Council Tax Band - F
- EPC Rating - C
- Service charge: £150pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.





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