



MILES HAWK WAY | MILDENHALL

Extended Family Home with Generous Outbuilding

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Guide Price £375,000 Freehold

FEATURES

- Extended family home positioned on a corner plot - Green to the right of the property is owned by this property
- Walking distance from Mildenhall Hub Offering leisure facilities and Schools within easy reach
- Outbuilding with potential for home office, salon or Annexe (stp)
- Modern fitted kitchen with separate dining room and utility
- Master Bedroom with en-suite and walk in dressing room
- Ample off road parking

DESCRIPTION

GUIDE PRICE £375,000 to £385,000 - Well presented four-bedroom family home which has recently been extended and within easy walking distance to the town's Secondary school, Leisure Centre at Mildenhall Hub and other amenities. Included within the property is also a newly built outbuilding which requires completing. This space could have multiple purposes including but not limited to; Hair Salon, Office Space, Annex, etc.



Entrance Hall

Stair case leading to first floor. Doors leading to Lounge, Cloakroom and Kitchen. Window to the front aspect.

Kitchen

Wide range of wall and base units with work surfaces over. Range of integrated appliances including; Oven, Hobs with extractor over and dishwasher. Stainless steel corner sink and window to the side aspect. Laminate flooring and access to under stairs storage cupboard.

Dining Room

Laminate flooring with window to the side aspect. Radiator.

WC

Low level WC, hand wash basin and window to front aspect.



ACCOMMODATION

Living Room

Spacious room with access from kitchen or entrance hall. Bay window to the front aspect and French doors leading to the rear. Carpeted throughout with separate laminate flooring area. Venetian blinds to the front and radiator.

Utility

Access from the Kitchen with door leading to rear garden. Space for tumble dryer and plumbing for washing machine. Stainless steel sink. Laminate flooring.

First Floor Landing

Window to front aspect. Airing Cupboard

Master Bedroom

Double bedroom with window to the front aspect. Mirrored built-in wardrobe and walk in storage space. Carpeted flooring, radiator and door leading to ensuite.

En-suite

Three piece suite comprising shower cubicle, vanity sink and low level W.C. Window to front aspect and heated towel radiator. Laminate flooring.

Bedroom 2

Double bedroom with dual aspect windows. Mirrored wardrobe and carpeted flooring. Radiator.

Bedroom 3

Double bedroom with window to the side aspect. Mirrored wardrobe and radiator.

Bedroom 4

Hardwood flooring with window to the rear aspect. Radiator.

Bathroom

Three piece suit comprising P shaped bath with shower over and glass screen. Vanity sink and low level W.C. Window to the rear aspect, laminate flooring and heated towel radiator.

Outbuilding / Home Office Potential

Included with the sale of the property is an outbuilding which is approximately 7.4m x 3.5m. This is being sold as seen and is not in a finished condition. The building itself has electric cabling, water and waste as well as fittings for Air Conditioning. Velux skylights.

Outside

Low maintenance lawn to the front of the property. Ample parking to the side of the property, and an additional green space to the side. Enclosed rear garden mainly laid to lawn with patio area. Brick built shed and external electric supply. Gate access from the side of the property.

Agents Notes

Heating: Gas Central Heating

EPC rating band: D

Council Tax Band : D



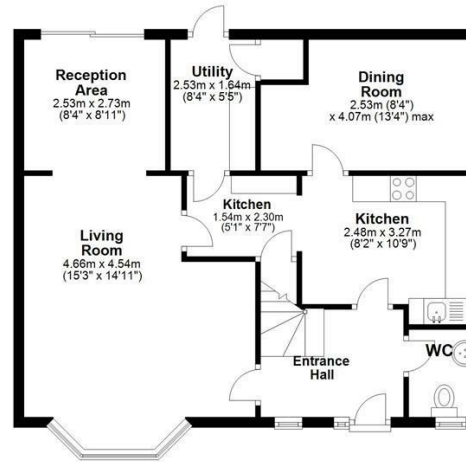




Walking Distance to Mildenhall Hub & Town Centre



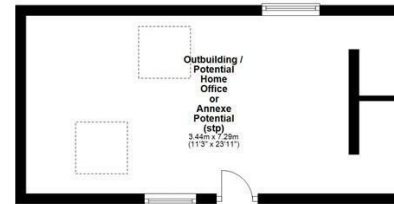
Ground Floor
Approx. 63.4 sq. metres (682.4 sq. feet)



First Floor
Approx. 52.8 sq. metres (568.1 sq. feet)



Outbuilding
Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 141.3 sq. metres (1520.5 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	