



MILDENHALL ROAD | FRECKENHAM

*Family Home in Popular Village with Good Access Links*



# MILDENHALL ROAD | FRECKENHAM

Guide Price £525,000 Freehold

## FEATURES

- Virtual 3D Tour Available
- Double Garage & Ample Off Road Parking
- Recently refurbished and modernised
- Utility Room, En-suite and Downstairs Cloakroom
- Easy Access to A11/A14 with Links to Cambridge
- Popular Suffolk Village
- Walking distance to The Golden Boar Inn

## DESCRIPTION

Family home that has been carefully modernised throughout in the picturesque village of Freckenham. The property offers spacious ground floor living areas making it perfect for entertaining. Set within a large plot with ample off road parking, double garage and private enclosed garden to the rear.

### Entrance Hall

Ceramic tiled flooring, staircase leading to first floor.

### Lounge

Oak door, wooden flooring, window to front, patio doors to rear, spot lights, electric feature fireplace.

### Cloakroom

Sink, WC, tiled walls, tiled flooring, fan, oak door, heated towel rail.





## ACCOMMODATION

### Kitchen/Diner

Shaker style kitchen with a range of base and wall units, bamboo worktops, range style electric cooker, spot lights, window to rear, integrated dishwasher, oak door and ceramic tiled flooring.

### Dining Area

Ceramic tiled flooring, window to side and spot lights.

### Utility Room

Oak door, stable composite door leading to rear garden, shaker style wall and base units, space for washing machine, space for tumble dryer, bamboo worksurface, spot lights and ceramic tiled flooring.

### First Floor Landing

Window to front aspect. Double airing cupboard.

### Master Bedroom

Oak door, window to front, carpet flooring, double built in sliding wardrobes.

### En-suite

Oak door, tiled flooring, window to rear, sink, WC, spot lighting, double separate shower cubicle and extractor fan.

### Bedroom 2

Oak door, double bedroom, window to front, carpet flooring, double sliding wardrobes.

### Bedroom 3

Oak door, double bedroom, carpet flooring and window to front.

### Bedroom 4

Window to rear, carpet flooring and oak door.

### Bathroom

WC, sink, oak door, tiled floor and walls, window to rear, bath with shower over and glass shower screen, heated towel rail.

### Outside

To the front of the property is a large shingled driveway enclosed by hedges. There is a double garage with electric double door, power, light and boiler. The front driveway has side access to the rear garden and flowers beds with mature shrubs and trees.

The mature rear garden is enclosed by hedges and benefits from two different patio areas as well as a lawned area. The oil tank can be found tucked away to the side of the property. The rear garden also benefits from a range of flowers, shrubs and bushes.







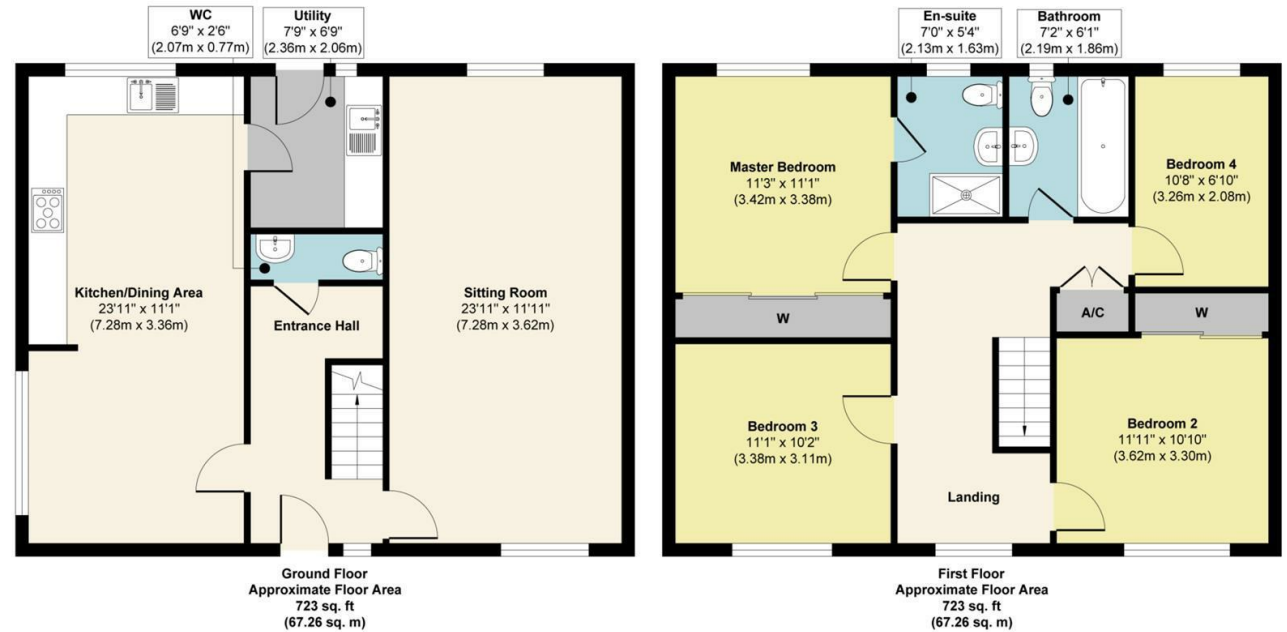








**Mildenhall Road, Freckenham**



Approx. Gross Internal Floor Area 1446 sq. ft / 134.52 sq. m

01638 750241

Council Tax Band :

info@clarkephilips.co.uk

www.clarkephilips.co.uk

**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.

