



Mace Road, Mildenhall

EPC Rating 85

£435,000

- 4 bedroom detached property
- Off road parking and garage
- Gas central heating
- Main bedroom with storage and en-suite
- 3 further good sized bedrooms
- EPC rating 85B
- Kitchen with integrated appliance
- Close to local amenities
- Large, enclosed rear garden
- West Suffolk Council tax band D



MACE ROAD, MILDENHALL Offered to market is this spacious four bedroom, detached house. This well-maintained property is only a short distance from town centre. Internally the property boasts living room, study/dining room, kitchen/dining room, cloakroom, main bedroom with en-suite and storage, three further good sized bedrooms and family bathroom. Externally, a large enclosed rear garden, with garage and off-road parking to the side of the property.

ENTRANCE HALL With full size storage cupboard, carpet flooring and pendant lighting.

LIVING ROOM Dual aspect living room, with patio doors leading to rear garden, carpet flooring, pendant lighting and bay window to front.

DINING ROOM/STUDY With carpet flooring, pendant lighting and bay window to front.

KITCHEN To one end a modern fitted kitchen with a range of grey base and wall units with grey marble effect worktop. Integrated appliances include fridge freezer, oven, gas hob and extractor and space and plumbing for dishwasher and washing machine. At the other end ample space for a dining table. With patio doors leading to rear garden, tiled flooring, recessed lighting and window to side.

CLOAKROOM Two piece bathroom suite comprising WC and pedestal hand basin, with tiled flooring and recessed lighting.

FIRST FLOOR LANDING With storage cupboard containing hot water tank, carpet flooring and pendant lighting.

BEDROOM ONE Double bedroom with storage cupboards, carpet flooring, pendant lighting and window to front.

ENSUITE Three piece suite comprising double shower enclosure, pedestal basin and WC. With tiled flooring, recessed lighting and window to rear.

BEDROOM TWO Double bedroom with carpet flooring, pendant lighting and window to rear.

BEDROOM THREE Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM FOUR With carpet flooring, pendant lighting and window to front.

BATHROOM Three-piece suite comprising bath, with shower over, pedestal basin and WC. With tiled flooring, recessed lighting and window to side.

OUTSIDE The front of the property is mostly laid to lawn, with a small path leading to the front door and landscaped shrubs. To the side of the property a single garage with ample parking in front and EV charging point. At the rear, a small patio area directly outside the patio doors, perfect for garden furniture and the remainder laid to lawn.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements