





An immaculately presented & extended 4 bedroom property with circa 1600 sq ft of accommodation plus driveway, carport, garage and enclosed garden. The property is positioned on a small quiet cul de sac only a short walk from the town centre of Mildenhall.

Property Info:

Tenure: Freehold

Parking: Driveway To Side, Garage and Car Port

Gardens: Rear

Heating: Gas Heating

Doors/windows: Double Glazed

Council tax band: D

EPC rating band: C

Mains Drainage & Water



ENTRANCE HALL

Vinyl flooring and doors leading to cloakroom, cupboard and kitchen.

CLOAKROOM

WC, window to side, sink and vinyl flooring.

UNDERSTAIRS STORAGE CUPBOARD

KITCHEN/ LOUNGE

Recently installed green country style kitchen with a range of wall and base units, wooden work tops and splashback, space for range cooker, extractor fan with glass splashback, integrated dishwasher, integrated fridge freezer, integrated washing machine, boiling water tap, window to side and front, door to side, spot lights in kitchen area. There is a sitting area to the front with a bay window, vinyl flooring and feature radiator.

The dining room to the rear has spot lights, vinyl flooring with underfloor heating and bifold doors leading out to the garden.



FIRST FLOOR

LOUNGE

Carpet flooring, window to front, electric feature fireplace and Juliette balcony to rear.

BEDROOM FOUR

Currently used as a dressing room, window to front and carpet flooring.







MASTER BEDROOM

Window to front and side and carpet fitted flooring.

ENSUITE

White suite comprising of double shower cubical with rain shower head, WC, extractor fan and sink with tiled splash back.

SECOND FLOOR

BEDROOM THREE

Spacious double bedroom with window to front and carpet fitted flooring.

FAMILY BATHROOM

White suite comprising of WC, bath, part tiled walls and velux window.

BEDROOM TWO

Spacious double bedroom with window to front, carpet fitted flooring and walk in dressing room.

OUTSIDE

To the front of the property is a grass area with steps leading up to the front door, there is a single garage with up and over door, power and light and pedestrian door to the side. There is also a car port, driveway for parking and outside lighting to the front and back.

The rear garden offers a low maintenance area with patio and artificial grass.

VENDORS NOTES

The loft is fully insulated, boarded and has fold down stairs.

There is a management fee for the communal greens area on the estate which is £143.00 per year.



Evergreen Way, Mildenhall, IP28 7SA



Approx. Gross Internal Floor Area 1635 sq. ft / 152.15 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		