







Three bedroom DETACHED home located on the popular comet way estate within close distance to Mildenhall town centre. The property occupies a great position with views over farm land to the rear and would make an ideal first family home.

#### Property Info:

Tenure: Freehold

Parking: Garage & Off Road Parking

Heating: Gas Central Heating

Doors/windows: UPVC Double Glazed

Council tax band: C

EPC rating band: TBC

#### ENTRANCE PORCH

Window to side and radiator.

#### LOUNGE

10' 0" x 14' 0" (3.06m x 4.28m) Window to front, radiator, carpet fitted flooring, feature gas fire, archway leading to dining room.

#### DINING ROOM

8' 8" x 7' 10" (2.66m x 2.39m) Hardwood flooring, patio doors to rear garden, radiator.

#### KITCHEN

8' 11" x 7' 5" (2.72m x 2.28m) Wooden modern fitted kitchen with a range wall and base units, gas hob, integrated oven with extractor over, space for washing machine and fridge/freezer, stainless steel sink, door & window to rear garden.

#### FIRST FLOOR

Landing with access to loft space.





### MASTER BEDROOM

10' 0" x 11' 0" (3.06m x 3.36m) Double bedroom with window to front, radiator and built in wardrobes.

### BEDROOM TWO

9' 9" x 8' 3" (2.99m x 2.53m) Double bedroom with window to rear, radiator, built in wardrobes.

### BEDROOM THREE

8' 0" x 6' 1" (2.44m x 1.86m) Single bedroom with window to front, built in wardrobes and radiator.

### FAMILY BATHROOM

Recently renovated bathroom suite with separate bath, shower cubicle, WC, stainless steel heated towel rail. sink with vanity unit, electric mirror with vanity light, window to rear, tiled walls and flooring.

### OUTSIDE

The property has a single garage with power and light and up and over door. Parking can be found on the private driveway which is partly gravelled and enclosed by hedging.

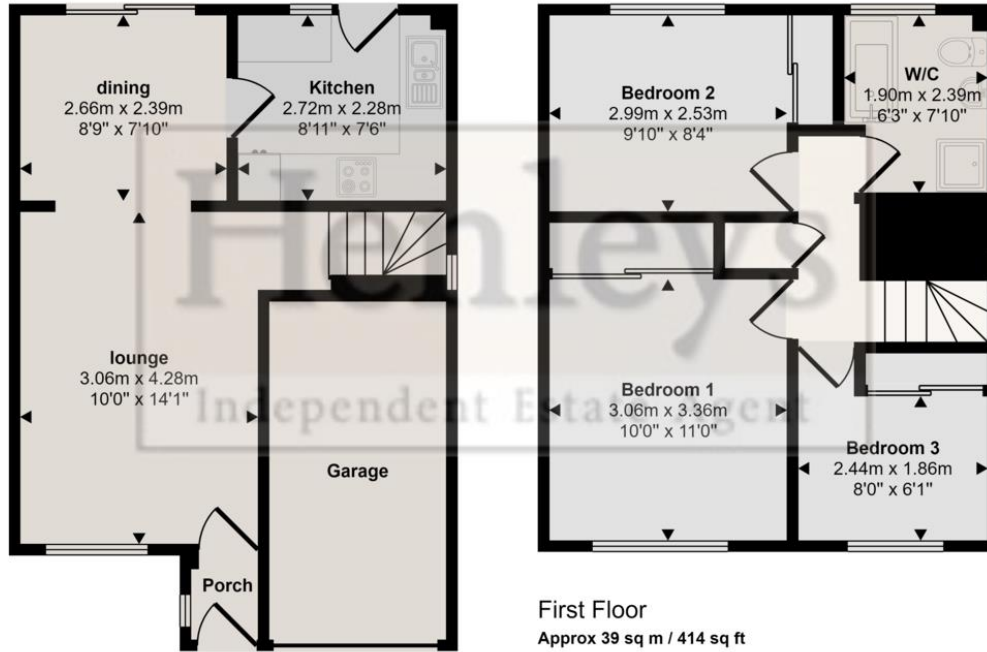
The rear garden is mainly laid to lawn with shrubs and tree bordering the lawn. The bottom of the garden has great farm land views.







Approx Gross Internal Area  
80 sq m / 859 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		