





OPENING

****Village Location**** Henleys are delighted to bring to market this stunning two bedroom cottage in the picturesque village of Freckenham. Just a short drive away from the historic town of Mildenhall and the Horse Racing Capital of the World, Newmarket. Modernised throughout comprising of a good size lounge/diner with working dual fuel log burner, modern kitchen with integrated appliances, large modern bathroom, two double bedrooms, fully enclosed rear garden & off road parking. *****VIEWING ESSENTIAL*****

LIVING/DINING ROOM

With a dual fuelled log burner, TV point, window to front, window to side, two radiators & solid oak flooring.

KITCHEN

With a range of wall & base space saving units, laminate worktop, integrated hide away oven/hob/extractor over, space for washing machine, integrated fridge/freezer, ceramic sink, spot lighting & tiled flooring.

HALL FROM SIDE DOOR

With tiled flooring, door to side & under stair storage.

LANDING TO FIRST FLOOR

One radiator & carpet flooring.

BEDROOM ONE

With feature fire place, TV point, window to side, window to front, two radiators & carpet flooring.

FAMILY BATHROOM

With white suite comprising of a P shape bath with electric shower over, towel radiator, window to rear, vanity hand basin, toilet, extra unit space, spot lighting & porcelain tiled flooring.

LANDING TO SECOND FLOOR

With carpet, loft access & eaves storage



BEDROOM TWO

With ample eaves storage, window to front, one radiator & carpet flooring.

EXTERNAL AREA

To the front of the property you will find a large off road block paved drive with two allocated parking spots. The oil tank can be found to the side of the property.

To the rear the garden is fully enclosed, houses the combi boiler, paving slab patio area & an area laid to AstroTurf. Side gate entrance & an outside water tap.

LOCAL AREA

Freckenham is a quaint picturesque village with its own village hall, a popular public house with restaurant and a church. It is located between Newmarket and Mildenhall which both offer a range of amenities including supermarkets and shops, several banks, a public swimming pool, schools and recreational facilities are of equal distance away. The nearby regional towns of Newmarket, Bury St Edmunds and Ely have an extensive and more diverse range of facilities. Mildenhall is also approximately 2 miles from the A11 which allows easy access to Norwich and to Cambridge and London by joining on to the A14.

AGENTS NOTES

The master bedroom offers ample space with scope to converting the master into two bedrooms making the property a three bed rather than two.



Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft

First Floor
Approx 35 sq m / 381 sq ft

Second Floor
Approx 23 sq m / 250 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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