







**\*\* Chain Free \*\*** Modern Three Bedroom house located only a short walk from the town centre of Mildenhall. Stylish throughout comprising of master with en suite, further two bedrooms, lounge, kitchen, utility room, family bathroom and off road parking.

Tenure: Freehold

Council Tax Band: C

EPC: C

Property Type : Semi-Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1081

Parking: Driveway

Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No

**LIVING ROOM**

Laminate flooring, fireplace, french doors to garen.



## KITCHEN

LVT flooring, modern base and eye level units, marble effect work surface, tiled splash back, range oven with extractor, dishwasher, sink with mixer tap, window to side.

## CLOAKROOM

Laminate flooring, pedestal sink, toilet, tiled splash back.

## MASTER BEDROOM

Carpet flooring, window to front, ensuite.

## ENSUITE

LVT flooring, double shower, sink, toilet.

## BEDROOM 2

Carpet, flooring, built in wardrobes, window to rear.

## BEDROOM 3

Carpet flooring, built in wardrobes, window to rear.

## BATHROOM

LVT flooring, bath, sink with vanity unit, toilet, fully tiled, window to front.

## OUTSIDE

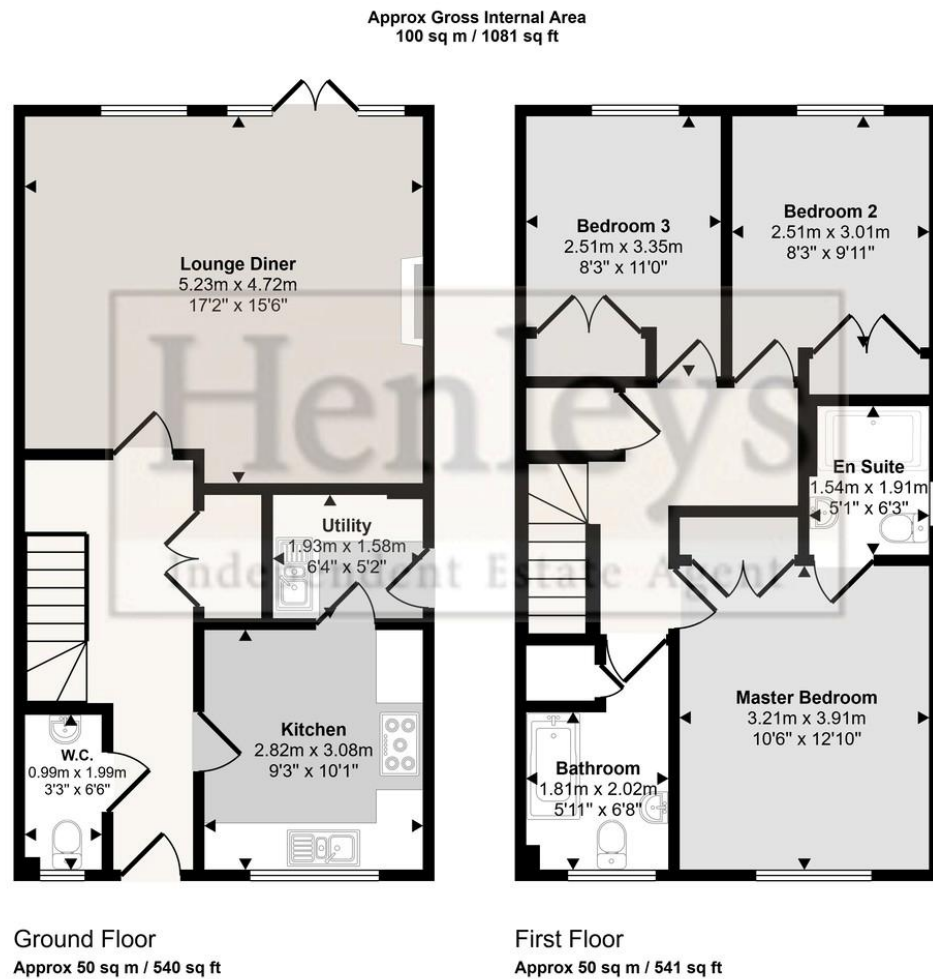
Front: Parking, paved walkway to front door, gravel area.

Rear: Patio area, mostly laid to gravel.









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 Simple 280



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		