





A very well presented Victorian three bedroom semi-detached home within walking distance to the town centre of Mildenhall. The property benefits from open plan living/dining area, recently fitted kitchen/breakfast room, newly renovated family bathroom, cellar offering utility space, double glazed sash windows , low maintenance fully enclosed rear garden & off road parking to the rear with allocated spaces.

Tenure: Freehold

Council Tax Band: B

EPC: D

Property Type : Semi-Detached

Property Construction: Concrete Block

Number & Types of Room: Please refer to the floorplan

Square Footage: please refer to EPC

Parking: Shared Driveway

Electric Supply: Mains

Heating: 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

### ENTRANCE HALL

With original wood flooring , one radiator and door to cellar.

### CELLAR

With one radiator, cupboards for storage, stainless steel sink, plumbing for washing machine , space for dryer, and tiled flooring.





### KITCHEN/BREAKFAST ROOM

Shaker style Wren kitchen installed 2021 with a range of wall & base units, laminate worktops , window to side , patio doors to rear, integrated fridge/freezer, AEG dishwasher , bertazzoni 5 burner gas hob with double oven & wood effect vinyl flooring.

### LOUNGE/DINER

With bay window to front aspect, fitted window box, patio doors to rear, two radiators , feature fire place with beam over & original wooden floors leading to :-

### LANDING

with loft access & carpet flooring.

### MASTER BEDROOM

Two windows to front , two radiators , fitted wardrobes & carpet flooring.

### BEDROOM TWO

With window to rear, one radiator, original fire place , fitted wardrobe & carpet flooring.

### BEDROOM THREE

With window to rear, one radiator & carpet flooring.

### BATHROOM

White suite comprising bath with mixer shower over, window to side & LVT flooring.

### OUTSIDE

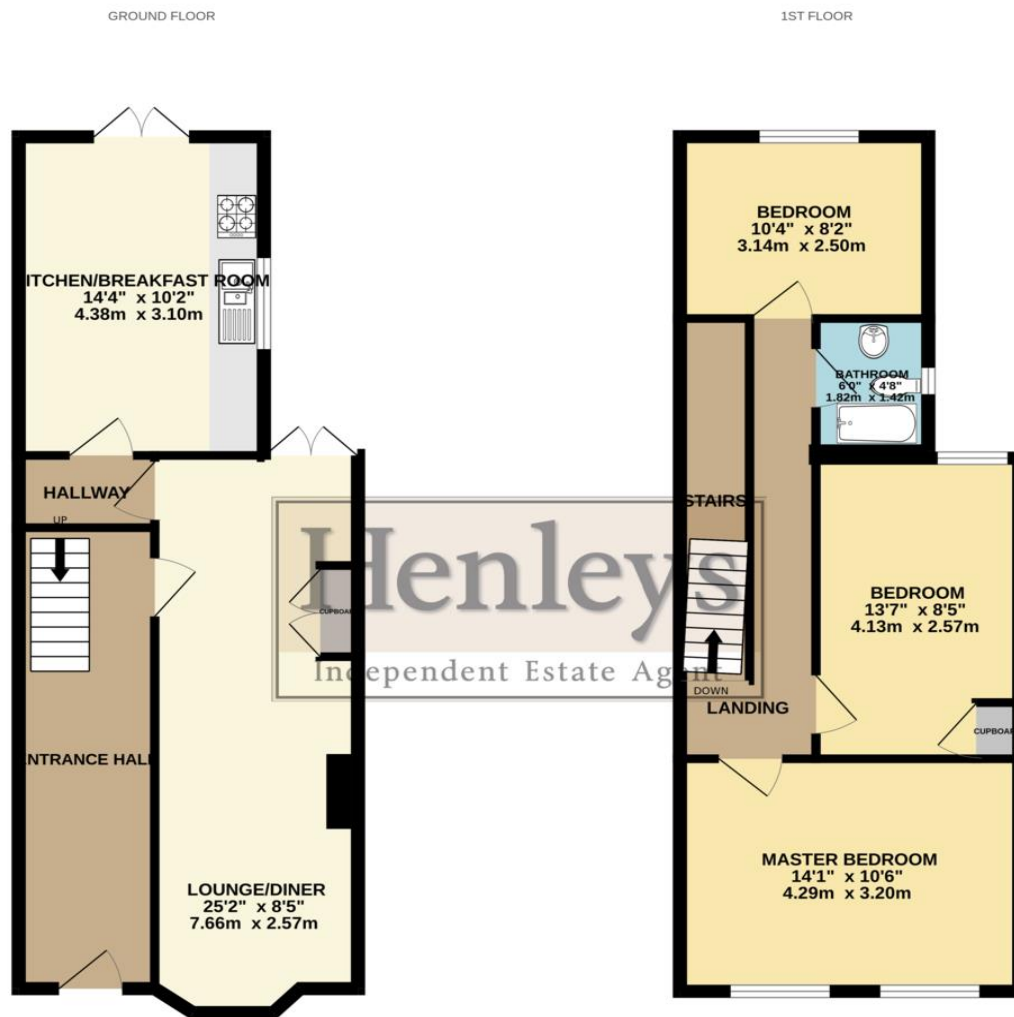
Courtyard garden :- low maintenance rear courtyard garden laid mainly to patio with feature effect pebbles to side.

Parking for up to four cars can be found to rear on a stoned drive

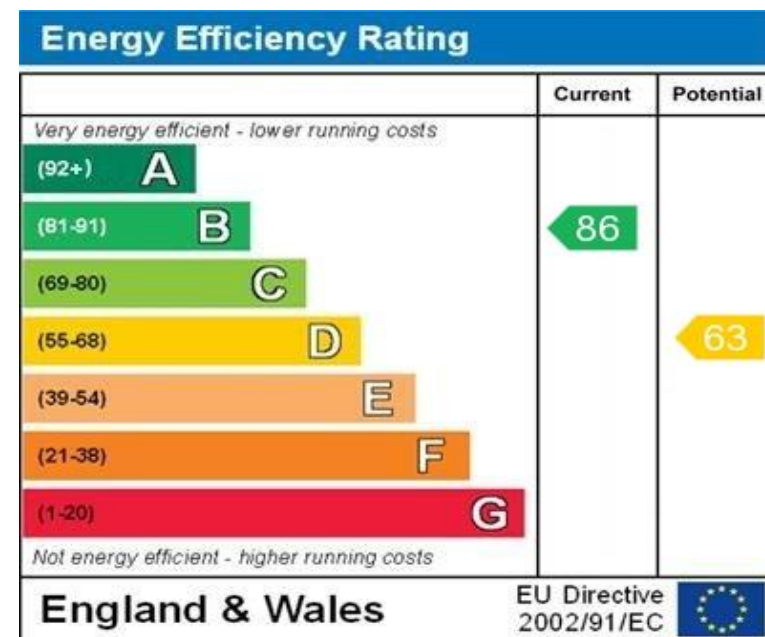








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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