



# Charles Melrose Close

, IP28

Price £315,000

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, Mildenhall, IP28

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## Description

Molyneux Estate Agents are excited to offer this fantastic, family home found within a sought after position in the town of Mildenhall. Situated in a prime position with front views over the playing field adjoining Douglas Park, and within easy reach of the town centre and its range of amenities, the property enjoys mains gas fired central heating, plus sealed unit UPVC windows and doors throughout.

The internal accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor landing. The hall opens to the open plan lounge and dining room. The lounge is found to the front of the home with a window to the front aspect, whilst the dining room at the rear has French doors opening to the rear garden. The kitchen is found beside the diner, and includes a range of wall and base units with worktop over. There is an eye level oven and grill, gas hobs with extractor over, inset sink and drainer, plus an integrated dishwasher. The kitchen has a useful built in pantry, as well as two windows and a door opening to the rear. There is also an inner door to the utility, which provides space for further appliances, and is also home to the wall mounted gas boiler. The utility has an integral door opening in to the garage, which has power and light connected, plus a roller front door. There is a concrete drive in front off the garage providing off street parking for two cars.

Once upstairs the landing opens to all four bedrooms and the family bathroom. The master bedroom is found at the front of the home with a window to the front aspect, and includes a range of fitted wardrobes, plus an en-suite shower room. The second and third bedrooms both have windows to the rear looking over the rear garden, whilst bedroom four, currently used as a home office, is found to the front. The second bedroom has a ceiling hatch for access in to the loft space. The family bathroom completes the internal accommodation, comprising a panelled bath with shower over, W.C, wash hand basin and a window to the rear.

The property enjoys an enclosed garden to the rear, which whilst predominantly laid to lawn, also features a patio area ideal for dining and entertaining, plus a timber workshop with power and light connected. There is an outside tap, plus side gates on both sides of the home.

An internal viewing of this superbly presented detached home is highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Lounge - 14' 5" x 12' 8"

Diner - 9' 2" x 8' 8"

Kitchen - 15' 9" x 8' 8"

Utility - 8' 9" x 4' 10"

Garage - 12' 9" x 8' 7"

Stairs to first floor landing

Bedroom 1 - 13' 1" x 12' 10"

En-Suite - 5' 11" x 5' 6"

Bedroom 2 - 10' 2" x 9' 2"

Bedroom 3 - 9' 1" max x 8' 10" max

Bedroom 4 - 9' 2" x 6' 7"

Bathroom - 6' 10" x 6' 3"

Tel: 01842 818282



Council Tax Band - D

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

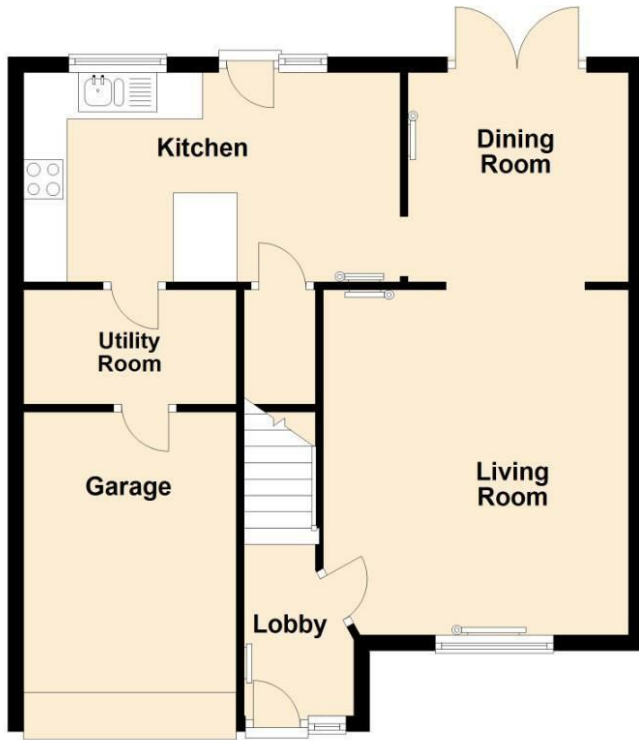
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

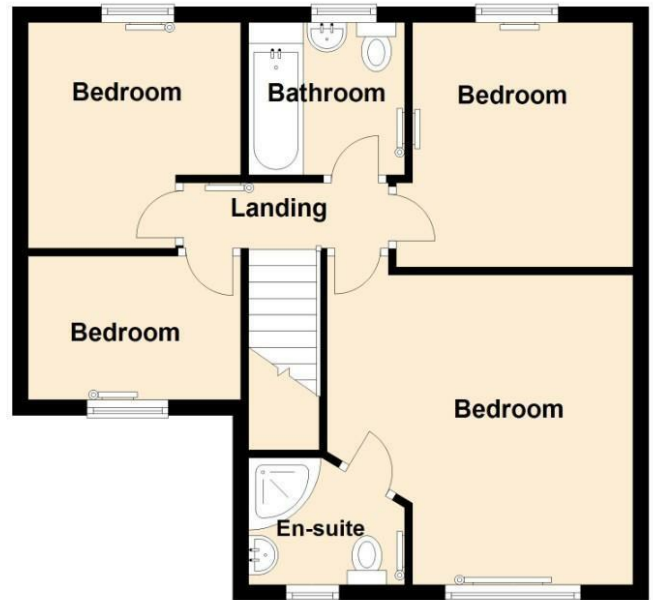




### Ground Floor

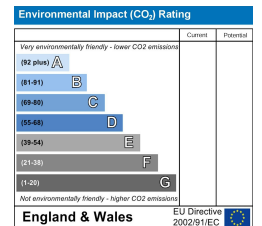
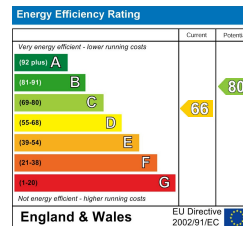


### First Floor



## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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