



Miles Hawk Way

Mildenhall, IP28

Price £300,000

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Mildenhall, IP28

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Description

This STUNNING FAMILY HOME is available with NO ONWARD CHAIN and is located within the sought after COMET WAY ESTATE on the outskirts of Mildenhall. The property has been thoughtfully CONVERTED and UPDATED by the current owners and now includes a UTILITY ROOM and cloakroom W.C as well as a recently replaced gas combination boiler (2021) and consumer unit.

Downstairs the property comprises a welcoming entrance hall to remove coats and shoes which leads into a generous sized lounge and dining area. There is a CONSERVATORY with doors opening out to the rear garden as well as a CONTEMPORARY KITCHEN which includes a range of wall and base level units, INTEGRATED cooker and electric hob with extractor hood over and space for a dishwasher. There is a separate UTILITY ROOM which includes a stainless steel sink, further wall and base level units and provides ample space for fridge freezer, washing machine and tumble drier. The downstairs accommodation is concluded by a modern cloakroom W.C with a heated towel rail and wash hand basin.

Upstairs the house enjoys three bedrooms which includes useful BUILT IN WARDROBES to the largest two bedrooms. There is a FAMILY BATHROOM which offers W.C, wash hand basin and bath with shower over.

Outside the house benefits from driveway OFF STREET PARKING as well as side gate access into a fully enclosed rear garden. There is a superb patio area which is ideal for seating/ entertaining, two useful storage sheds and the remainder of the garden has been laid to lawn.

Measurements

Lounge - 14'06" x 10'04"

Dining Area - 9'01" x 8'00"

Conservatory - 9'11" x 8'11"

Kitchen - 9'01" x 7'07"

W.C - 7'04" x 3'07"

Utility - 8'01" x 7'05"

Bedroom - 11'05" x 10'00" plus depth of built in wardrobe

Bedroom - 8'09" x 10'01" plus depth of built in wardrobe

Bedroom - 8'05" max x 8'03" max

Family Bathroom - 7'02" x 6'05"

Agents Note

Council Tax Band - West Suffolk, C

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.

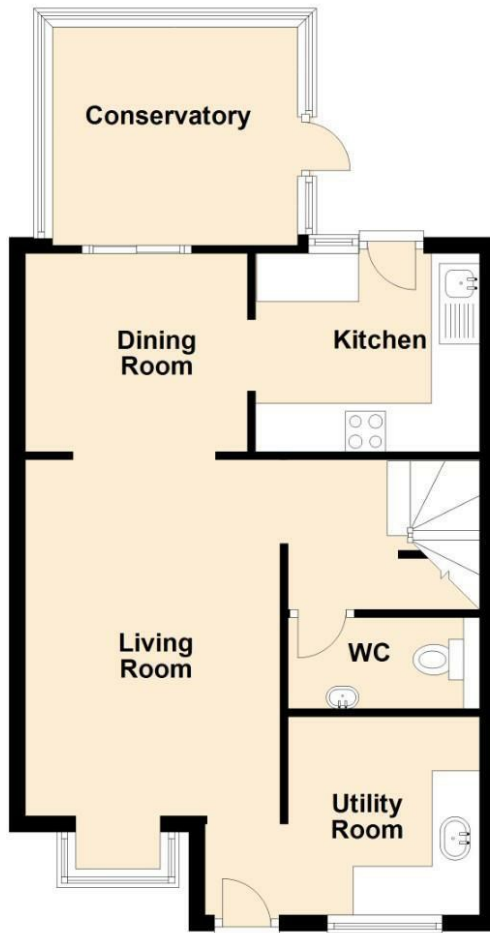
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

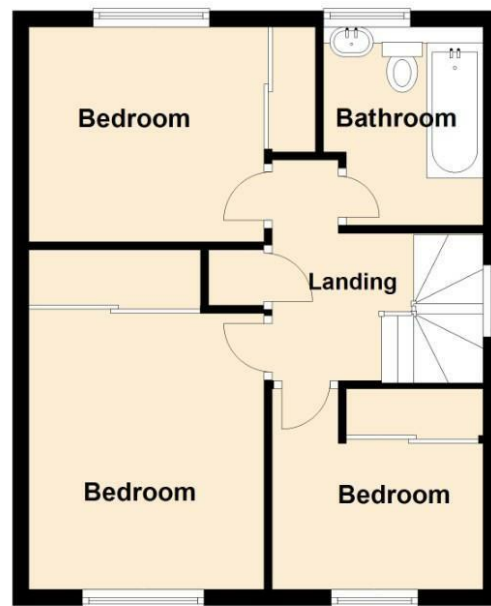




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(21 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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