



Thetford Road

Mildenhall, IP28

Offers over £375,000

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## Description

This superb bungalow is available with NO ONWARD CHAIN and well situated on the outskirts of Mildenhall Town offering EXCELLENT TRANSPORT LINKS to Thetford, Newmarket, Cambridge and London via the nearby dual carriageway. The property enjoys a GENEROUS SIZED PLOT which includes a large rear garden as well as an oversized garage and expansive driveway providing off street parking.

Internally the bungalow comprises a welcoming entrance hall which extends through the heart of this home and includes a useful airing cupboard housing the hot water cylinder. There is a commodious L shaped lounge/ dining room with dual aspect windows allowing natural light to flood inside as well as space for a desk and chair in order to WORK FROM HOME!

The kitchen is fully fitted to include a range of wall and base level units, pantry storage cupboard, integrated oven and electric hob in addition to space for a fridge freezer, washing machine and dishwasher. There is also an external door which leads outside to the rear garden.

The internal accommodation is concluded by THREE DOUBLE BEDROOMS, including built in wardrobes to the larger two bedrooms, and a contemporary family bathroom which comprises W.C, wash hand basin with an illuminated vanity mirror fitted over, bath and seperate shower cubicle as well as a heated towel rail.

Outside the bungalow is approached by a newly installed low level timber fence with open access onto a newly laid 160sqm resin bound driveway providing a generous amount of off street parking in front of the garage. The garage is oversized in depth and offers potential to develop/ convert into additional living/ annexe accommodation subject to the necessary planning permissions.

There is a side access gate leading into an impressive rear garden with a stunning porcelain patio offering a tree line vista

whilst the remainder is laid to lawn. The rear garden is both fully enclosed and non-overlooked which is ideal for families with children/ grandchildren and includes a built in trampoline, a patio for bin storage which could also make a fantastic space for seating/ entertaining as well as a boiler room housing the boiler which serves a gas fired central heating system.

It is also worth noting that the consumer unit was replaced in Spring 2024 and the gas boiler was serviced in October 2024. In addition, the property is fitted with a burglar alarm system which will be included in the sale.

This property is located within close proximity to picturesque walks within the Thetford Forest park and is within walking distance of a number of stunning dog walking paths within the surrounding forest. It is also a short drive to Mildenhall Town Centre which includes a supermarket, bus station, doctor surgery and dental clinic as well as various other shops and amenities.

## Measurements

L-Shaped Lounge/ Dining Room - 23'8" max x 16'9" max

Kitchen - 12'10" max x 8'11" max

Bedroom - 11'9" max x 10'5" plus depth of built in wardrobe

Bedroom - 11'9" max x 8'11" plus depth of recess

Bedroom - 9'11" x 9'6"

Family Bathroom - 8'10" x 6'2"

## Agents Note

There is a Tree Preservation Order (TPO) on the Oak tree within the front driveway.

Council Tax Band - West Suffolk, D.

Tel: 01842 818282

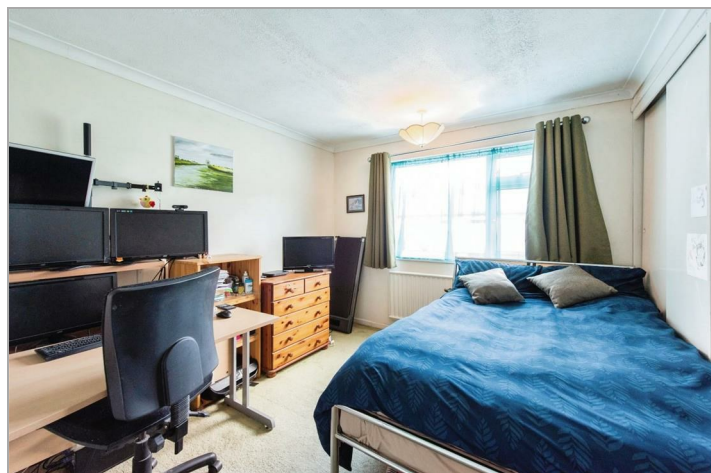
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

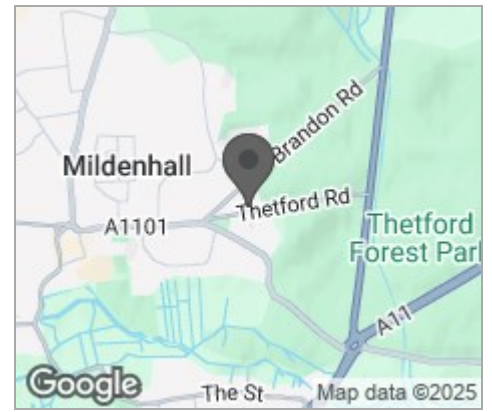
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.



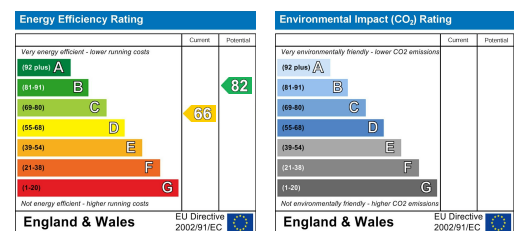


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

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



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