



## Wamil Way

Mildenhall, IP28

Price £475,000

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## Description

Molyneux Estate Agents are delighted to offer this stunning detached bungalow which has been cleverly extended to the rear to create fantastic living space, opening to the generous rear garden.

The property enjoys a large plot, with a shingled driveway providing ample off street parking to the front. The rear garden is predominantly laid to lawn, and includes a fully plastered and insulated brick built studio, ideal for working from home, or potentially running a business subject to the usual permissions. The garden also features a pond, plus areas laid to decking and patio, ideal for entertaining friends and family. There is also a timber workshop and shed, plus a shingled area with raised beds and a greenhouse, ideal for growing vegetables.

The internal accommodation is accessed via a welcoming entrance hall, which has doors to both the lounge and kitchen. The lounge has a window to the front aspect, whilst the kitchen includes a range of fitted wall and base units with worktop over. There is an inset hob with extractor fitted above, a built in eye level oven and grill, plus an integrated dishwasher.

The kitchen and lounge open to the added dining/ family room, with a vaulted ceiling and bi-fold doors opening to the rear garden. This superb addition has created a stunning area to relax, whilst enjoying the attractive view of the back garden.

The kitchen also opens to a boot room, where there are two built in cupboards, one of which houses the gas fired boiler, and provides space for a washing machine. The boot room opens to a useful cloakroom with W.C and wash hand basin, and has an external door opening to the rear garden.

There are three bedrooms with bedrooms one and two found at the front of the home, whilst bedroom three is to the rear. The family bathroom, which is accessed from the inner hall, as

well as from the master bedroom, comprises a bath with pull out shower, a separate shower cubicle, W.C, wash hand basin and a heated towel rail, and has a window to the side aspect.

All in all this wonderful home must be viewed to be truly appreciated. Contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Kitchen - 11' 3" x 10'

Lounge - 21' 11" x 13' 9"

Family Room/ Diner - 22' 2" x 10' 7"

Boot Room & W.C

Bedroom 1 - 13' 8" x 10' plus door recess

Bathroom - 7' 8" x 6' 8"

Bedroom 2 - 12' 8" x 9' 9"

Bedroom 3 - 10' 1" x 7' 9"

Brick Studio - 18' 1" x 13' 9"

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

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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.



