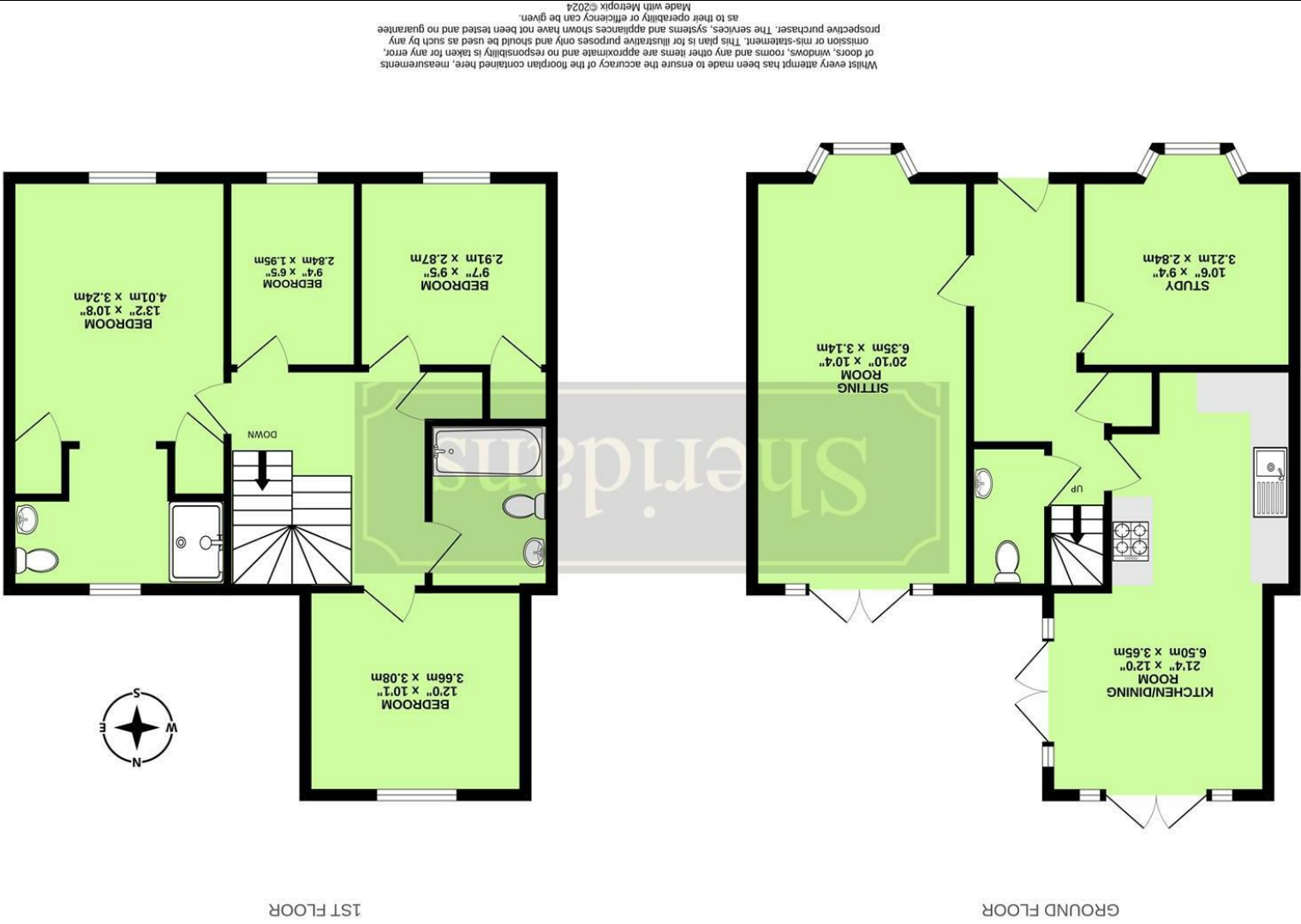


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





## Sceptre Drive, Mildenhall IP28 7FN

Guide Price £390,000

Built in 2018 to a high specification, this spacious, modern four bedroom family home occupies a prime position within walking distance of the town centre. There is a good sized enclosed rear garden which has recently been landscaped, garage with power, and off-street parking for three vehicles.

In brief the accommodation consists of a front door into the hallway which then leads to the delightful dual aspect sitting room, a generous home-office, and into the cloakroom. At the end of the hallway you reach the real heart of the home, a superb open plan kitchen/dining/family room. This large, bright room is perfect for relaxing and entertaining, with two sets of French doors that lead out into the delightful, newly landscaped garden.

The kitchen has a range of contemporary style wall and base units with soft close doors and drawers, work surfaces, built-in electric oven, gas hob, integral dishwasher and washing machine, and sink.

Stairs ascend to the generous landing which leads to the beautiful and spacious master bedroom with built-in wardrobes. The en-suite has a large shower, heated towel rail, WC and sink. There are two further double bedrooms and one single that is currently used as a dressing room. Finally, there is a stylish, modern family bathroom with a bath, WC and sink, as well as a heated towel rail.

### Outside

The house is positioned at the end of Sceptre Drive with no through-traffic, overlooking a large, open green. The property has a driveway providing off road vehicle parking and access to a single garage with power and lighting installed. To the rear is a well-maintained garden with a lawn area and newly planted shrub and flower borders. There is a generous-sized shed with lighting, power and internet access, along with a large patio area next to the French doors with in-built wooden benches which is a perfect area for entertaining.

### Location

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical market place offering a good range of shopping, education and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

- Detached property set on a quiet cul-de-sac
- Generous hallway
- Large living room with bay window and French doors leading to the garden
- Dining room with bay window over looking the green
- Cloakroom
- Open plan kitchen and dining room with dual French doors leading to garden
- Principal bedroom with en-suite shower room and built-in wardrobes
- Three additional bedrooms
- Family Bathroom
- Newly landscaped garden with patio area and lawn

### Directions

Head southeast on Fiveways Roundabout toward London Rd/A11. Exit the roundabout onto Bury Rd/A1101. Go through 1 roundabout Mildenhall. At the roundabout, take the 1st exit onto High St/B1102 Continue to follow B1102 Turn left onto Mace Rd. Turn left onto Sceptre Dr. Turn left and the destination will be on the right hand side.

### Services

All mains connected. Council tax band: D. EPC rating B.

