



**Nightingale Close, Mildenhall IP28 7HQ**



**welcome to**

## **Nightingale Close, Mildenhall**

A well presented terraced cluster style bungalow located on the popular Lark Road development towards the outskirts of the town yet within walking distance to the town centre.

### **Entrance Hall**

With large storage cupboard and doors to:

### **Bathroom**

5' 9" x 5' 7" ( 1.75m x 1.70m )

Fitted with a suite comprising panel enclosed bath with shower attachment over, low level w.c, wash hand basin, part tiled and extractor fan.

### **Kitchen/Lounge**

18' 8" max x 13' 7" max ( 5.69m max x 4.14m max )

Kitchen Area:

With a modern range of base units and drawers, matching wall units, sink and drainer unit, built in under oven with hob and extractor over, space for washing machine, part tiled, breakfast bar creating a partial divide to:

Lounge Area:

With gas heater, double glazed window to front aspect, stairs leading to mezzanine with alcove beneath.





### **Mezzanine Bedroom**

17' 8" x 10' ( 5.38m x 3.05m )

With storage cupboard, loft access and skylight.

### **Outside**

To the front of the property there is an enclosed neatly presented garden full of established shrubs and plants with a storage shed.

There are two allocated parking spaces allocated nearby.

### **Agents Note**

Heating to the property is served by a gas heater and water is heated by electric Economy 7. Please contact the branch for more details.



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## **Nightingale Close, Mildenhall**

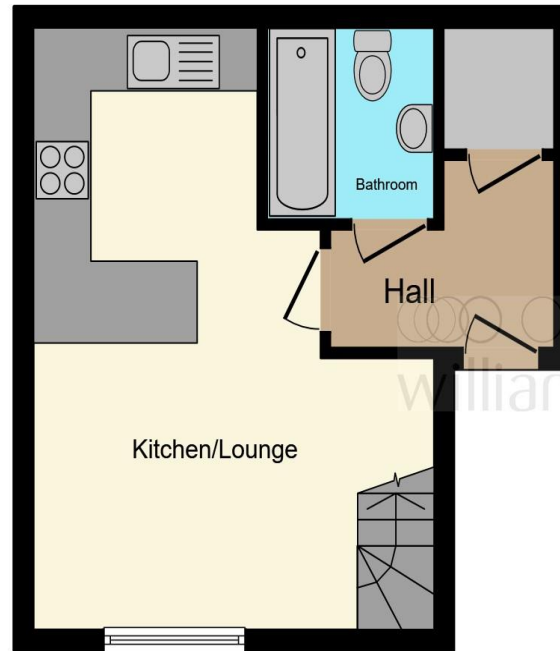
- Ideal First Time Purchase
- Mezzanine Bedroom
- Modern Open Plan Kitchen
- Lounge Area
- Neatly Presented Garden

Tenure: Freehold

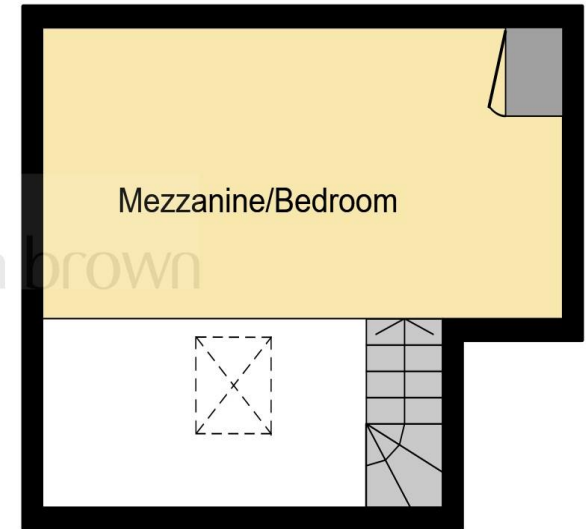
EPC Rating: D

guide price

**£140,000**



**Ground Floor**



**First Floor**

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Property Ref:  
MDH108379 - 0003

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