



**Woodlands Way, Mildenhall IP28 7JA**

**welcome to**

## **Woodlands Way, Mildenhall**

A semi-detached house requiring general updating and improvement work offering well proportioned accommodation throughout with five bedrooms, two reception rooms and driveway offering off road parking. Offered to the market with no onward chain.

### **Entrance Porch**

With door to storage cupboard and door to:

### **Lounge**

20' 2" x 12' 1" ( 6.15m x 3.68m )

With radiator, stairs leading to first floor, spot lighting, window to front aspect, door to family room and archway to:

### **Kitchen**

16' 9" x 14' 3" max ( 5.11m x 4.34m max )

With a fitted range of base units and drawers with work surfaces over, matching wall units, stainless steel sink and drainer unit, built in under oven with hob and extractor over, spaces for fridge/freezer and washing machine, spot lighting, radiator, under stairs storage cupboard, window to rear aspect and French doors to rear garden.

### **Family Room**

19' 8" x 9' 6" ( 5.99m x 2.90m )

With base units with work surface over, inset sink and drainer unit, radiator, spot lighting, window to front aspect, door to side and door to:

### **Bedroom 1**

11' 9" x 9' 2" ( 3.58m x 2.79m )

With radiator, storage cupboard, spot lighting, double doors to rear garden and door to:

### **En-Suite Shower Room**

Wet Room style en-suite with shower, low level w.c, wash hand basin, radiator and fully tiled.







### **First Floor Landing**

With loft access and doors to:

### **Bedroom 2**

13' 1" max x 10' 2" ( 3.99m max x 3.10m )

With radiator, built in wardrobes and window to front aspect.

### **Bedroom 3**

11' 4" max x 9' 2" ( 3.45m max x 2.79m )

With radiator, built in storage cupboard and window to rear aspect.

### **Bedroom 4**

9' 2" x 8' 8" ( 2.79m x 2.64m )

With radiator, built in storage cupboard and window to rear aspect.

### **Bedroom 5**

9' 8" x 8' 11" max ( 2.95m x 2.72m max )

With radiator, built in storage and window to front aspect.



### **Bathroom**

Fitted with a suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level w.c, towel ladder radiator, part tiled and window to front.

### **Outside**

To the front of the property there is a driveway with the remainder of the garden being laid to shingle with a shrub and plant borders.

The rear garden is predominantly laid to paving with a selection of mature shrubs and plants.

### **Agents Note**

Currently, the Vendor's details do not match the Registered Title at Land Registry, Please ask the branch for more details.



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## Woodlands Way, Mildenhall

- No Onward Chain
- Semi-Detached House
- Five Bedrooms
- En-suite to Bedroom 1
- Two Reception Rooms

Tenure: Freehold

EPC Rating: C

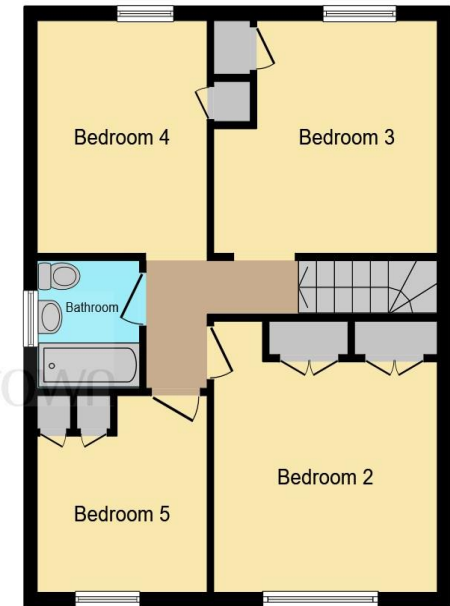
Council Tax Band: C

guide price

**£290,000**



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108400 - 0002

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