



Threshers Yard, Mildenhall IP28 7QD

welcome to

Threshers Yard, Mildenhall

A well presented semi-detached house located in a cul-de-sac position within walking to the town and it's amenities offering three bedrooms, garage and allocated parking.

Entrance Hall

With radiator, stairs to first floor with storage cupboard beneath, spot lighting and doors to:

Cloakroom/W.C

Fitted with a suite comprising low level w.c, wall mounted wash hand basin with mixer tap, radiator, spot lighting and double glazed window to front.

Kitchen

10' x 8' 9" (3.05m x 2.67m)

Fitted with a range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap, built in under oven with gas hob and extractor over, integrated fridge/freezer, washing machine and slimline dishwasher, radiator, spot lighting and double glazed window to front aspect.

Living Room

16' 3" max x 13' 7" (4.95m max x 4.14m)

With radiator, double glazed window to rear aspect and double glazed French doors with glazed side panels opening to rear garden.





First Floor Landing

With radiator, loft access, storage cupboard over stairs, double glazed window to side aspect and doors to:

Bedroom One

9' 6" x 9' 2" (2.90m x 2.79m)

With radiator, storage cupboard, window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, wall mounted wash hand basin with mixer tap, radiator, fully tiled and extractor.

Bedroom Two

11' 6" max x 9' 6" max (3.51m max x 2.90m max)

With radiator and double glazed window to rear aspect.

Bedroom Three

7' 5" x 6' 4" (2.26m x 1.93m)

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low level w.c, wall mounted wash hand basin, spot lighting, radiator and double glazed window to front.

Outside

To the front of the property there is a pathway which leads to the garage and allocated parking which is located to the left of property. The rear garden has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing and wall.



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welcome to

Threshers Yard, Mildenhall

- Semi-Detached House
- Three Bedrooms
- Garage & Allocated Parking
- En-suite Shower Room
- Enclosed Rear Garden

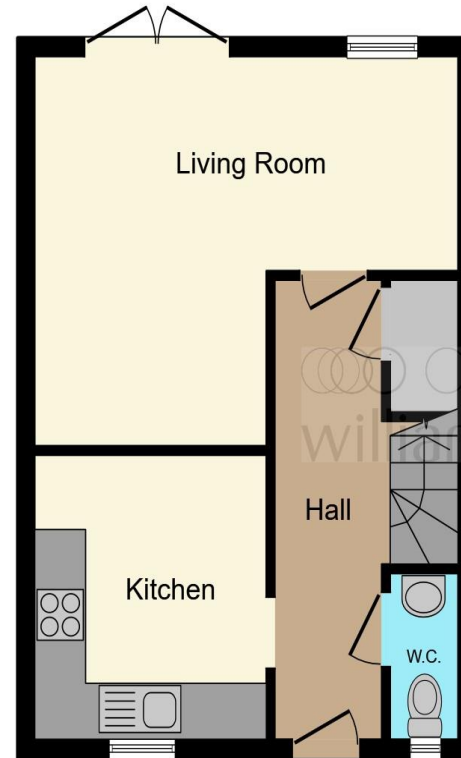
Tenure: Freehold

EPC Rating: C

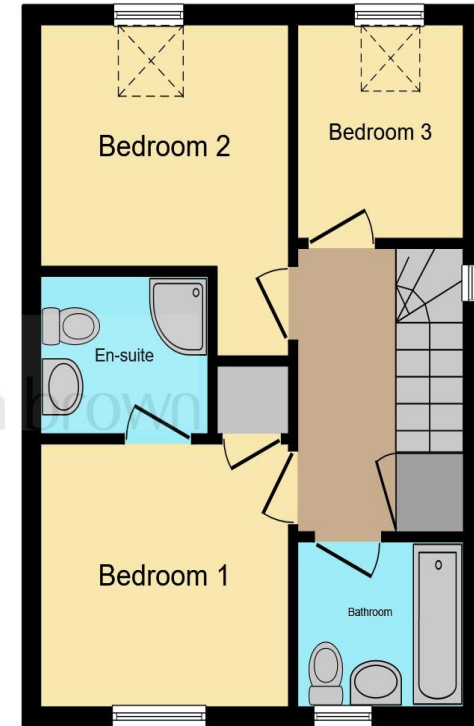
Council Tax Band: C

offers in excess of

£260,000



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

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Property Ref:
MDH108496 - 0005

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