



**Macpherson Robertson Way, Mildenhall IP28 7RS**

**welcome to**

## **Macpherson Robertson Way, Mildenhall**

A semi-detached house located within the popular Comet Way development offering three bedrooms, open plan living/dining room, kitchen with separate utility room and driveway offering off road parking.

### **Entrance Hall**

With stairs leading to first floor, door to living room and large opening to:

### **Kitchen**

12' 4" x 7' 2" ( 3.76m x 2.18m )

With a range of base units and drawers with work surfaces over to three sides, matching wall units, inset sink and drainer unit, built in double under oven with gas hob and extractor over, double glazed window to front aspect.



### **Utility Room**

11' 5" x 5' ( 3.48m x 1.52m )

With double glazed window to front aspect and door to side.

### **Living Room**

13' 5" x 11' 7" ( 4.09m x 3.53m )

With two radiators, opening to study/office area and open plan to:



### **Dining Room**

10' 11" x 8' 6" ( 3.33m x 2.59m )

With radiator, double doors to rear garden and door to:

### **Bedroom Three**

10' 11" x 8' 6" ( 3.33m x 2.59m )

With radiator, storage alcove and double glazed window to rear aspect.



### **First Floor Landing**

With doors to:

#### **Bedroom One**

11' 5" x 9' 1" ( 3.48m x 2.77m )

With radiator, built in wardrobes and double glazed window to rear aspect.

#### **Bedroom Two**

10' x 8' 3" ( 3.05m x 2.51m )

With radiator, storage cupboard, built in wardrobe and double glazed window to front aspect.

#### **Bathroom**

Fitted with a suite comprising panel enclosed bath with centre mixer tap and shower attachment over, vanity wash hand basin and w.c unit with storage cupboards, radiator and double glazed window to side.

#### **Outside**

To the front of the property there is a driveway offering off road parking for two cars with a low maintenance garden being laid to slate and a pathway leading to the front door.

The rear garden has an initial patio area enclosed by low level picket style fencing and opens an artificial lawned garden and a decked area adjacent to bedroom three.



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## Macpherson Robertson Way, Mildenhall

- Semi-Detached House
- Open Plan Living/Dining Room
- Kitchen & Separate Utility Room
- Three Bedrooms
- Good Size Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

guide price

**£270,000**



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Property Ref:  
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