



KINGSWAY

MILDENHALL, BURY ST. EDMUNDS, IP28 7HP

£365,000

FREEHOLD

Chilterns

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Chilterns

A well presented, much improved and extended four bedroom semi detached house situated close to the centre of town. The property benefits from well planned generous accommodation, a good sized low maintenance garden and gated driveway with garage. An ideal opportunity for families seeking a spacious home. Viewings are recommended.

This stunning semi detached house believed to have been built in the 1940's, has been extensively refurbished and modernised over the years as well as extended in 2017. The property offers spacious and comfortable accommodation including a light and airy lounge and reception area with wood burning stove as well as an open plan kitchen/dining room with utility, and bi-fold doors onto the rear garden.

There are four bedrooms, the principal bedroom suite including a cloakroom and dressing area. A ground floor shower room as well as a useful cellar which is in the final stages of being refurbished. The property benefits from replacement UPVC double glazing throughout as well as a full gas fired central heating system.

The property occupies a good sized plot with a larger than average enclosed rear garden that has been landscaped for ease of maintenance and includes an above ground heated 6m x 3m swimming pool. A substantial wall with wrought iron railings surrounds the front of the property with an electric sliding gate providing easy vehicular access into a good sized brick paved parking area and the integral garage. Double gates at the side provide further vehicular access into the rear garden.





The sale of this property offers superb contemporary living and an excellent opportunity to those buyers seeking a spacious family home in this well served market town. Early viewings are recommended.

Mildenhall offers a good range of shopping, education and leisure services together with many local places of historical interest. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Mildenhall lies approximately two miles from the Fiveways interchange on the A11 which gives access to Thetford and Norwich to the north east and Newmarket and London to the south and south west. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

ENTRANCE HALL

With composite entrance door; radiator; cushion flooring; door giving access to:

CELLAR

10' 7" x 11' 5" (3.23m x 3.49m) This room is in the process of being refurbished by the current owners. The walls have been tanked and insulated with plastering now complete. Wiring is in place. Although the sellers have no immediate plans to complete the final elements of these works, if a buyer wishes, they are prepared to complete the outstanding works which will include underfloor electric heating, the laying of a carpet and the decoration of the walls and ceiling.

LOUNGE/RECEPTION AREA

23' 11" x 11' 11" (7.29m x 3.65m) This large open plan room is light and airy with UPVC sealed unit double glazed bay window to the front aspect, as well as a UPVC sealed unit double glazed window at the side, all with fitted Roman blinds. Wood burner with hearth and oak mantle; two radiators; fitted carpet to lounge area and cushion flooring to reception area.





KITCHEN/DINING ROOM

Kitchen Area:- 4.05m x 3.13m (13' 3" x 10' 3")

Dining Room Area :- 3.87 x 3.46 (12' 8" x 11' 4")

This lovely open plan room is situated at the rear of the property with UPVC sealed unit double glazed bifold doors onto the rear garden and paved sun terrace. The well fitted kitchen area has a range of matching shaker style wall and floor cupboard units with work services over, including a breakfast bar and incorporating a single drainer stainless steel sink unit with mixer tap. There are a range of integrated appliances, including an oven, ceramic hob, larder fridge and freezer as well as a dishwasher. There is also a concealed Ideal gas fired combi boiler (serving central heating and domestic water), recessed LED lighting and cushion flooring.

UTILITY ROOM 5' 6" x 11' 2" (1.69m x 3.41m) With range of wall and floor cupboard units with work surfaces over, plumbing for automatic washing machine and space for tumble dryer; built in dog kennel (can be removed); personnel door to integral garage.

SHOWER ROOM 7' 8" x 6' 4" (2.35m x 1.94m)

Contemporary suite comprising walk in tiled shower area with shower tray and glass screen, vanity wash basin and W.C; chrome heated towel rail; UPVC sealed unit double glazed window with vertical blinds; recessed LED lighting.

Staircase leading off kitchen area to first floor:

LANDING Access to loft space; fitted carpet.

PRINCIPAL BEDROOM SUITE COMPRISING:

ENTRANCE/DRESSING AREA 4' 11" x 13' 2" (1.51m x 4.02m) Fitted carpet, heated towel rail.

ENSUITE BATHROOM 5' 8" x 8' 8" (1.73m x 2.66m)

Contemporary suite comprising enamel panelled bath, vanity wash, basin and W.C. Shower cubicle with electric shower over and glass shower screens. Note sloping ceilings and restricted headroom height.

PRINCIPAL BEDROOM 12' 10" x 14' 4" (3.93m x 4.38m)

With sloping ceilings and Velux windows with blinds; eaves storage access; two radiators; fitted carpet.

SEPARATE CLOAKROOM 3' 10" x 3' 8" (1.19m x 1.13m)

With W.C and wash basin; sloping ceiling with Velux window and blind; fitted carpet.

BEDROOM TWO 10' 9" x 15' 1" (3.28m x 4.62m) UPVC sealed unit double glazed windows with roller blinds to front aspect; cast iron fireplace (not in use); radiator; fitted carpet.

BEDROOM THREE 11' 0" x 10' 1" (3.37m x 3.08m) UPVC sealed unit double glazed window to side aspect with roller blind ; cast iron fireplace (not in use); radiator; fitted carpet.

BEDROOM FOUR 7' 10" x 10' 4" (2.40m x 3.16m) UPVC sealed unit double glazed window with roller blind to rear aspect; radiator; fitted carpet.

OUTSIDE The property is screened at the front by walling and wrought iron railing with a remote controlled electric sliding wrought iron gate. Vehicular access is through the gate onto a brick paved driveway, which provides good parking and leads to the: –

INTEGRAL GARAGE 14' 8" x 11' 2" (4.48m x 3.41m) With electric automated roller door, light and power, personal door with step up into utility room.

To the side of the garage are a pair of timber gates which provide further vehicular access across a brick paved driveway into the rear garden.

The rear garden is a good sized, but has been landscaped for low maintenance and includes an extensive paved patio area with the remaining garden laid with artificial turf. The garden is enclosed by 6 foot fencing and there is a: –

ABOVE GROUND SWIMMING POOL 19' 8" x 9' 10" (6m x 3m) Timber clad, heated with filtration unit. (The pool and enclosure could be removed if not required).

ENERGY RATING Band F

COUNCIL TAX BAND Band C

SERVICES All mains services are connected. Mains Drainage. Gas fired combi boiler serving central heating and domestic hot water.







Floor -1



Ground Floor



Floor 1

Approximate total area⁰

1772.46 ft²
164.67 m²

Reduced headroom

73.77 ft²
6.85 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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