



15 Sunningdale Avenue
Mildenhall, IP28 7JR
Offers In The Region Of £322,000

shires
residential

Shires Residential sales are delighted to offer this spacious, extended, four bedroom detached house situated in a well regarded position, a convenient distance from the town centre. This detached four bedroom house has been extended on the ground floor to provide well proportioned accommodation. The property is situated in a favoured area of the town and is within accessible distance of the town centre and it's extensive amenities. In further detail the property consists of entrance hall, UPVC entrance door with

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ENTRANCE HALL

UPVC entrance door with obscure glazed side panel, doors to utility room, cloakroom, bedroom 4/study/playroom, lounge and kitchen diner. Two radiators. Under stairs storage area.

UTILITY ROOM

With wall and base units to two sides and drawers. UPVC window to front. Radiator. Space for washing machine. Wall mounted Ideal boiler. Stainless steel sink with mixer tap.

CLOAKROOM

WC with hidden cistern. Sink with mixer tap, cupboards below. Radiator.

BEDROOM FOUR/STUDY/PLAY ROOM

Sliding UPVC patio doors to rear. Radiator.

LOUNGE

Sliding UPVC doors to rear. Feature fire place. Two radiators.

KITCHEN DINING ROOM

Kitchen - with base and wall units and drawers to three sides with work top over. Window to front. Space for fridge, freezer and dishwasher Built in electric oven and induction hob. One and a half bowl stainless steel sink with mixer tap.

Dining area - with window to front. Radiator.

BEDROOM ONE

Window to front. Radiator. Shower area.

BEDROOM TWO

Window to rear. Built in wardrobe with sliding mirrored doors. Radiator.

LANDING

Airing cupboard housing the hot water tank.

BEDROOM THREE

Window to rear. Radiator.

BATHROOM

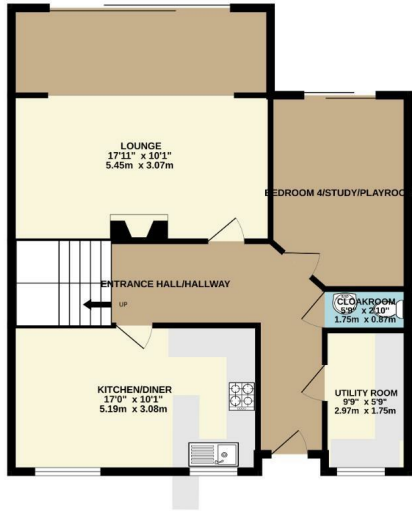
Obscure window to side. Bath with mixer tap and shower attachment. WC. Towel radiator. Hand wash sink with mixer tap.

OUTSIDE

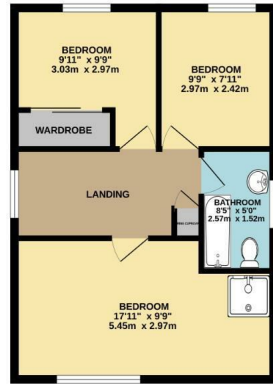
To the front is a lawned garden with garage with up and over door power and light connected. Parking for two cars. To the rear there is a patio area and lawned area.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

