



8 Field Road  
Mildenhall, IP28 7AF  
£275,000

**shires**  
residential



Offered for sale chain free is this wonderful three bedroom semi detached house located on the edge of Mildenhall Town Centre. The property is located opposite a green to the front and has a much larger than average enclosed rear garden which is walled to one side and has access to the large garage to the rear of the property. The property is double glazed throughout and has a fantastic utility area to the side that can be used for different purposes including a work from home space, gym etc. Call now to view.

Entrance door via double glazed porch and door to:

#### **HALLWAY**

Stairs to first floor. Storage heater. Under-stairs storage cupboard. Doors to:

#### **LOUNGE**

Double glazed bay window to front overlooking the green. Double glazed window to rear overlooking the rear garden. Two storage heaters.

#### **KITCHEN**

Range of fitted wall and base units with part tiled surround and work surfaces over. Single drainer sink unit with mixer taps. Oven and hob with extractor fan. Electric panel heater. Door and window to:

#### **CONSERVATORY**

Double glazed construction. Door to rear garden.

#### **FIRST FLOOR LANDING**

Access to loft which is insulated with loft ladder and partly boarded. Storage heater. Double glazed window to front. Doors to:

#### **BEDROOM ONE**

Double glazed window to rear overlooking the rear garden.

#### **BEDROOM TWO**

Double glazed window to rear overlooking the rear garden.

#### **BEDROOM THREE**

Double glazed window to front. Built in wardrobe.

#### **SHOWER ROOM**

Walk in shower cubicle. Tiled walls. Airing cupboard housing tank. Close coupled WC and pedestal wash hand basin. Storage heater. Double glazed opaque window.

#### **OUTSIDE**

The front garden with path leading to the entrance door and path leading to the door to side, mainly laid to lawn. The rear garden is mainly laid to lawn with walled surround. Covered patio area. Access to the utility area and rear pedestrian access which leads to the garage. The oversized garage has up and over door and parking for 3-4 vehicles. The utility area is accessed from the rear garden and is made up of four areas two of which are mainly storage areas, there is a utility room with plumbing for washing machine etc and door to the outside toilet. This area could be converted to make further outside living accommodation or could be used for many purposes including gym, work from home space etc.





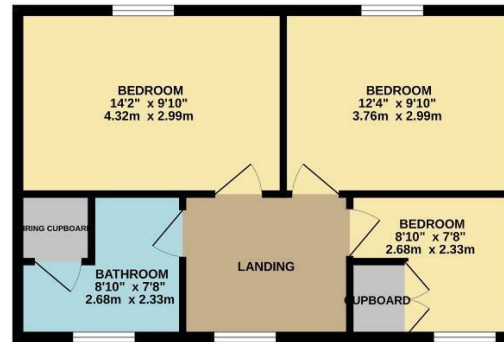




GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.6 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			
(81-91) B			81
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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