

40 Newnham Close - Offers In Excess Of £215,000

Mildenhall IP28 7PD



"Consistently providing outstanding service to our clients"

Offers In Excess Of £215,000

The Property

Welcome to Newnham Close, Mildenhall - a charming location for this delightful 3-bedroom semi-detached family home, that is launching to the market on Saturday 13th July. Built in 1970, this property boasts a spacious 823 sq ft of living space, perfect for a growing family.

On the ground floor there is an inviting lounge/diner, ideal for relaxing or entertaining guests. The recently fitted Howdens kitchen/breakfast room has double opening doors leading on to the patio.

Upstairs, you will find three well-appointed bedrooms and a shower room.

One of the highlights of this property is the large rear garden, offering a tranquil outdoor space for children to play or for hosting summer barbecues with family and friends.

With recent works carried out including a new kitchen, re plastering throughout, new fencing and a new front door, this semi-detached house is perfect for those seeking a comfortable and welcoming family home. Don't miss the opportunity to make this property your own and create lasting memories in this wonderful space.

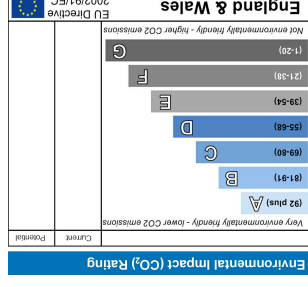
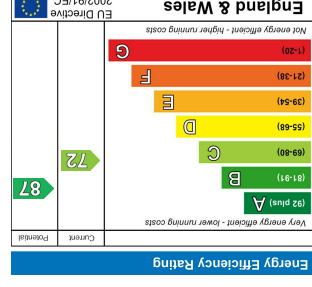
Features

- FAMILY SIZED 3 BEDROOM SEMI DETACHED HOUSE
- RE FITTED KITCHEN/BREAKFAST ROOM
- GAS RADIATOR HEATING
- LARGE REAR GARDEN
- NEW PLASTERING THROUGHOUT
- LOUNGE/DINER
- FIRST FLOOR SHOWER ROOM
- NEW FRONT DOOR
- NEW FENCING
- CALL NOW TO VIEW

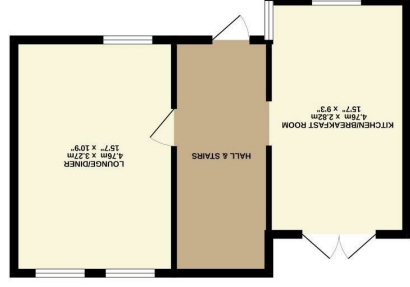




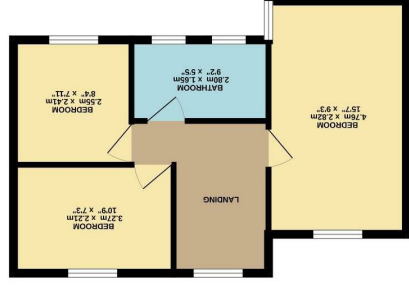
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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GROUND FLOOR
 38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR
 38.2 sq.m. (411 sq.ft.) approx.

When every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, omissions, or inaccuracies. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the information can be given as to their availability of electronic copy only. Plans with dimensions, etc.

TOTAL FLOOR AREA: 76.4 sq.m. (823 sq.ft.) approx.