

5 Breck Gardens - Guide Price £325,000

Mildenhall Bury St. Edmunds Suffolk IP28 7AU



"Consistently providing outstanding service to our clients"

Guide Price £325,000

The Property

A magnificent detached house located within a cul de sac location close to Mildenhall town centre. The house, that was built in 2021, has the recent additions of air conditioning and a ceramic tiled patio at the end of the private garden to capture the evening sun. There is a further sun patio that leads directly from the lounge and kitchen and parking directly to the side of the house for 2 vehicles. Internally the ground floor has an open plan layout which flows extremely well and comprises of a lounge with double opening doors to the patio and a large kitchen diner with a central island. Within the kitchen there are many integrated appliances comprising fridge/freezer, wine cooler, microwave, oven, hob and extractor. From the kitchen you will find the utility room and cloakroom. On the first floor there are 2 well appointed bedrooms, a family bathroom and an en-suite shower room to the principle bedroom.

The property was built to an extremely high standard in 2021 and is located in a select development close to Mildenhall town centre.

Call now to view your new home!

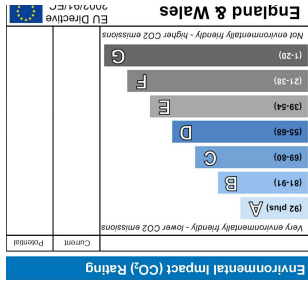
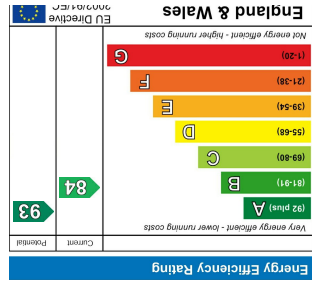
Features

- END OF A CUL DE SAC
- 2021 BUILT DETACHED HOME
- SHOW ROOM CONDITION THROUGHOUT
- ENCLOSED AND PRIVATE REAR GARDEN
- CAR PORT AND PARKING FOR 2 CARS
- CLOSE TO TOWN CENTRE
- FULLY FITTED KITCHEN WITH CENTRAL ISLAND
- AIR CONDITIONING
- OPEN PLAN TO THE GROUND FLOOR
- CALL NOW TO VIEW THIS MAGNIFICENT HOME



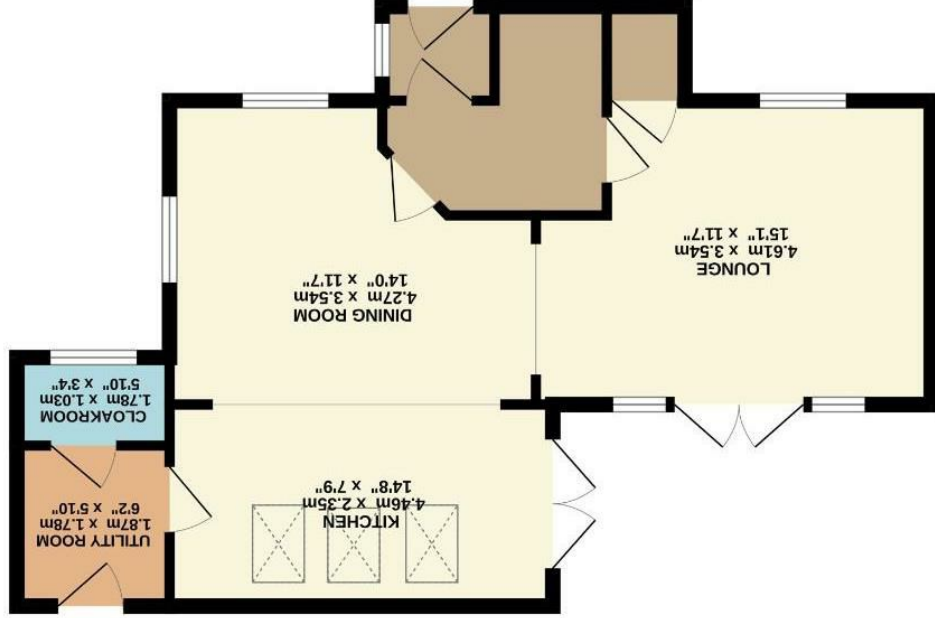


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

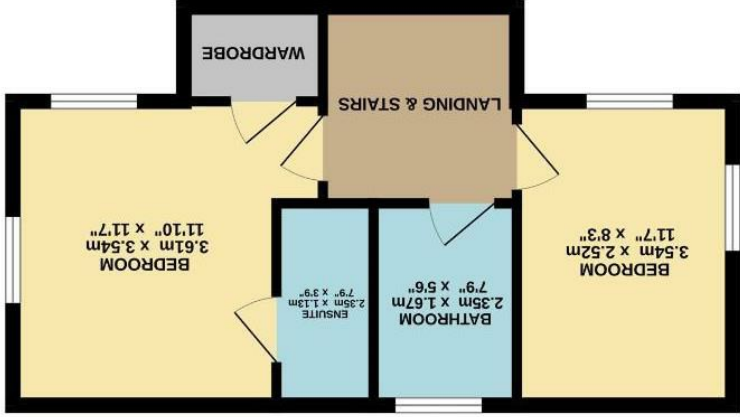


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TOTAL FLOOR AREA: 84.9 sq.m. (914 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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GROUND FLOOR
50.9 sq.m. (548 sq.ft.) approx.



1ST FLOOR
34.0 sq.m. (366 sq.ft.) approx.