

# 16 Grosvenor House Court - Guide Price £340,000

Mildenhall Bury St. Edmunds IP28 7DG

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residential



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# Guide Price £340,000

## The Property

Nestled in the popular Comet Way development is this five-bedroom detached house that combines comfort, space, and a lovely garden in a desirable location. It is an opportunity not to be missed for those looking to settle in a vibrant community.

Upon entering, you will find an bright and airy living room with a cosy log burner, there is an additional dining area with double doors onto the garden. The modern kitchen is fitted with integrated appliances and leads onto a spacious utility room/ second reception room. The cloakroom is also located on the ground floor. These light-filled spaces create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings at home. The first floor boasts five well-proportioned bedrooms, with built in storage, providing ample space for family living or accommodating guests. The property also features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the good-sized garden, to the rear and also an extra garden space to front. Which provides a delightful outdoor space for children, gardening enthusiasts and pets to all enjoy. The location is particularly appealing, situated within a popular development that is known for its community spirit and accessibility to local amenities. Mildenhall offers a range of shops, schools, and recreational facilities, making it a great place for families to thrive.

## Features

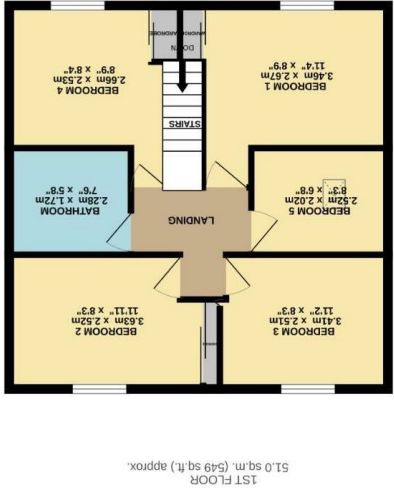
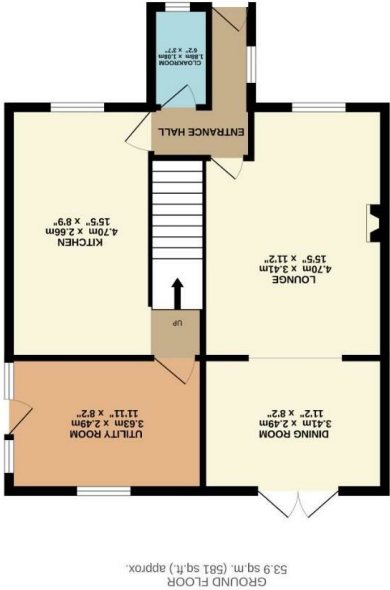
- DETACHED
- FIVE BEDROOMS
- LARGE RECEPTION ROOM
- EXTRA GARDEN
- OFF ROAD PARKING
- GARAGE
- SPACIOUS UTILITY ROOM
- POPULAR COMET WAY DEVELOPMENT
- GREAT FAMILY HOME
- MOVE STRAIGHT IN







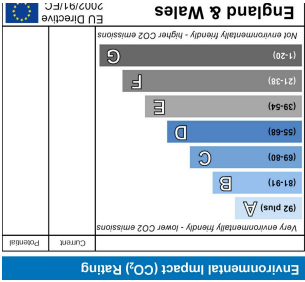
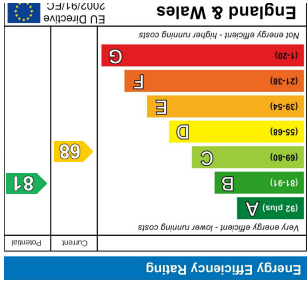
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



When every dwelling has been rated to ensure the accuracy of the ratings contained here, measurement of doors, windows, rooms and any other items are representative and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent's name and no guarantee as to their competence or reliability can be given.

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TOTAL FLOOR AREA: 104.9 sq.m. (1129 sq.ft.) approx.



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