

# 107 Folly Road - Asking Price £387,500

Mildenhall IP28 7BT

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# Asking Price £387,500

## The Property

Nestled in the sought-after area of Folly Road, this three-bedroom detached bungalow presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. Set on a generous plot of approximately 0.3 acres, the property boasts an outdoor space perfect for gardening enthusiasts or families looking for room to play or work from home by creating a work from home space.

The bungalow features three well-proportioned bedrooms, a lounge, kitchen, shower room and separate cloakroom.

One of the standout features of this property is the potential it holds. With the possibility of further development, subject to planning permission, you can truly make this home your own. Whether you envision expanding the living space or enhancing the outdoor area, the options are plentiful.

Parking is ideal for families or those with multiple cars. The chain-free status of this property adds to its appeal, allowing for a smooth and straightforward purchase process.

Folly Road is a popular location and is accessible to local amenities.

Don't miss the chance to view this delightful property and explore the possibilities it offers.

## Features

- CHAIN FREE DETACHED BUNGALOW
- SCOPE FOR DEVELOPMENT (SUBJECT TO PERMISSION)
- 0.3 ACRE PLOT (STS)
- POPULAR LOCATION WITHIN MILDENHALL
- 3 BEDROOMS ALL WITH WARDROBES
- LOUNGE & KITCHEN
- GAS RADIATOR HEATING
- DOUBLE GLAZING
- SHOWER ROOM AND SEPARATE CLOAKROOM
- CALL US NOW TO BOOK YOUR VIEWING!



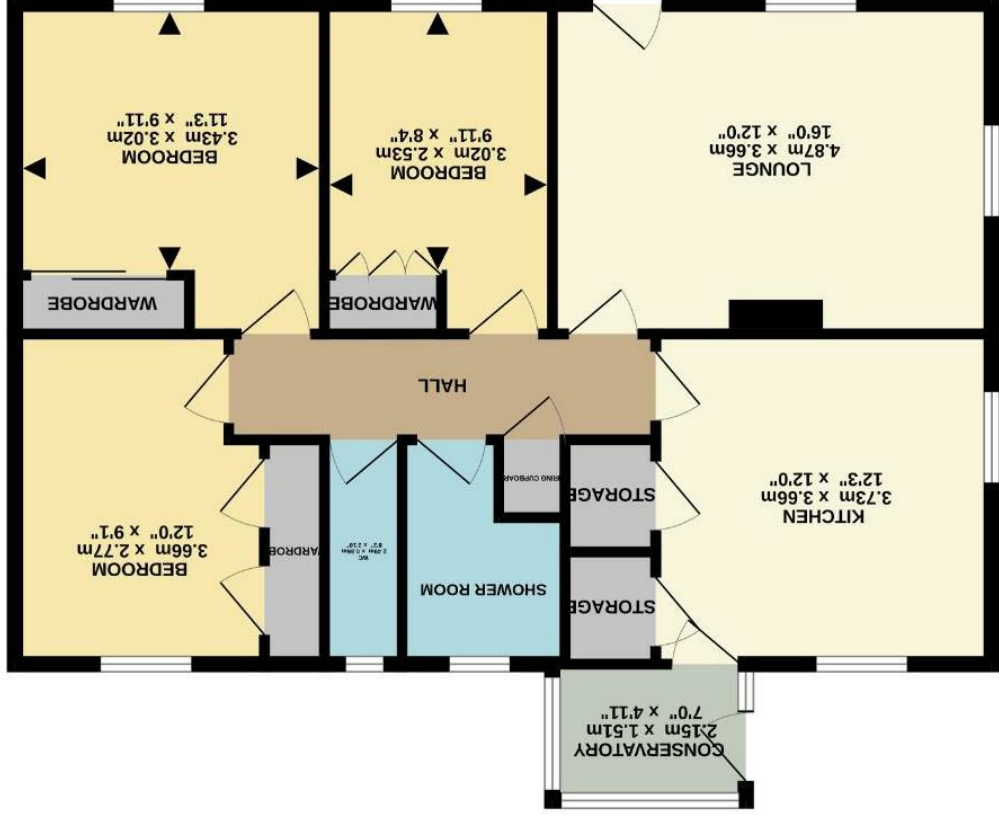




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



GROUND FLOOR  
82.1 sq.m. (884 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. Made with Metrepx v2.025.

