

Longbreck House, 82 Folly Road - Guide Price £895,000

Mildenhall Suffolk IP28 7BX



"Consistently providing outstanding service to our clients"

Guide Price £895,000

The Property

Nestled on Folly Road in Mildenhall, this remarkable detached house offers an impressive 5,999 square feet of luxurious living & entertainment space, perfect for those seeking both comfort and elegance. Built between 1970 and 1979, the property has been meticulously updated to meet modern standards, featuring a fully renovated kitchen, bathrooms, and en-suite facilities, as well as a recently updated heating system.

With six spacious bedrooms and five well-appointed bathrooms, this home is designed to accommodate families of all sizes. The five reception rooms provide ample space for relaxation and entertainment, making it an ideal setting for hosting gatherings with friends and family. The layout encourages a seamless flow between indoor and outdoor living, enhanced by the presence of a heated covered swimming pool, perfect for year-round enjoyment.

The property also boasts a separate self-contained annexe, offering additional accommodation that can serve as a guest suite, home office, or even a rental opportunity. For those with multiple vehicles, the generous parking space for up to 10 plus vehicles ensures convenience and ease of access, as well as a 4 vehicle garage.

This exceptional residence is not only a home but a lifestyle, providing a perfect blend of luxury, space, and functionality. Whether you are entertaining guests or enjoying quiet family time, this property is sure to impress. Don't miss the opportunity to make this stunning house your new

Features

- SIX BEDROOM DETACHED PROPERTY
- METICULOUSLY RENOVATED THROUGHOUT
- SPACIOUS BEDROOMS ALL WITH BUILT IN STORAGE
- SELF-CONTAINED ANNEXE
- EXPANSIVE 5,999 SQ FT LAYOUT
- FIVE ELEGANT BATHROOMS
- AMPLE PARKING & FOUR CAR GARAGE
- HEATED SWIMMING POOL & SAUNA
- ENERGY EFFICIENCY RATING C
- VIEWINGS DIRECTLY VIA SHIRES MILDENHALL

home in Mildenhall.

In accordance with The Property Ombudsman requirements, you are advised that a member of Shires staff (or their family members) have an interest in this property.

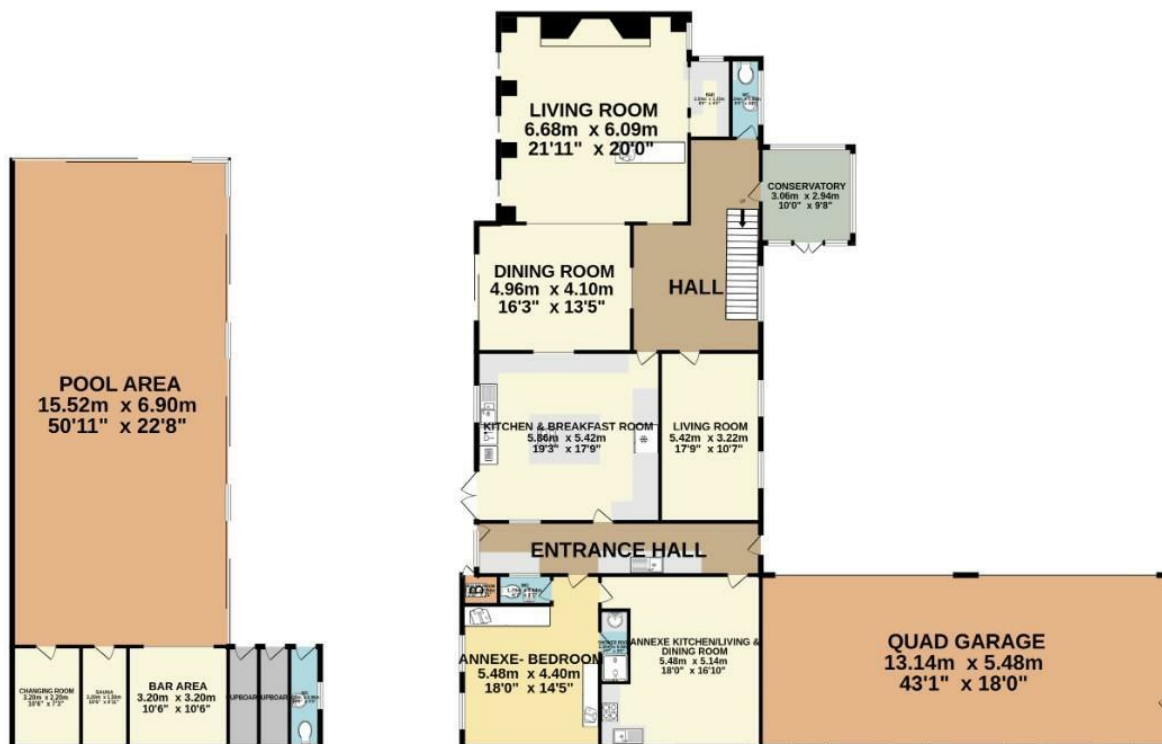




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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
421.9 sq.m. (4542 sq.ft.) approx.

1ST FLOOR
135.4 sq.m. (1457 sq.ft.) approx.



TOTAL FLOOR AREA : 557.3 sq.m. (5999 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	73	80
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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