



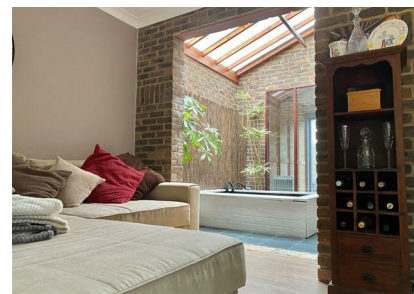
Laburnum Avenue, Bury St. Edmunds, Suffolk, IP28 7PL

Rent - £2,350 PCM Deposit - £2,711

Located in the sought-after town of Mildenhall, this spacious and versatile four-bedroom detached home offers an ideal rental opportunity for families or professionals, especially those working at nearby RAF Lakenheath and USAF Mildenhall—both just a short drive away.

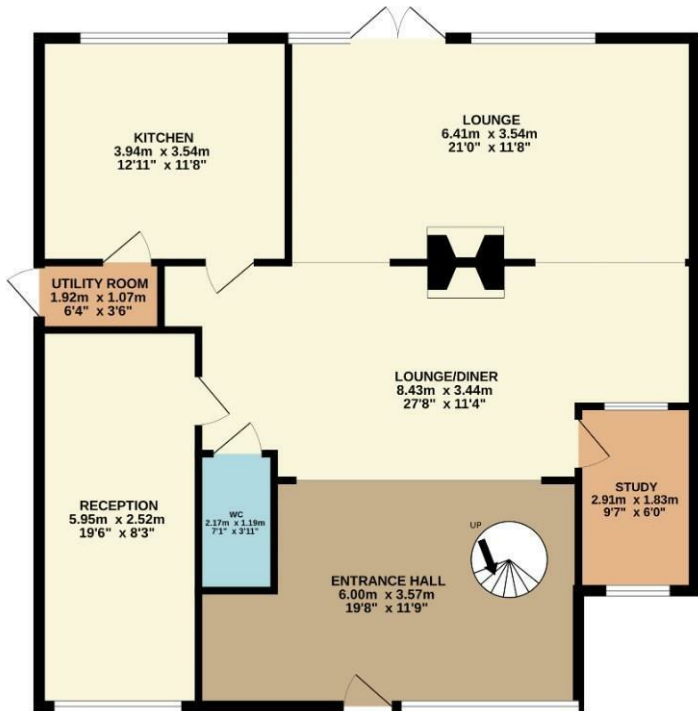
The ground floor features a generous lounge, a separate reception room, a study, and a well-equipped kitchen that flows into a practical utility area. The layout is designed for both comfort and functionality, with multiple living

- PRIME LOCATION IN MILDENHALL, CLOSE TO RAF AND USAF BASES
- MULTIPLE RECEPTION ROOMS OFFERING FLEXIBLE LIVING SPACE
- GENEROUS LOUNGE PERFECT FOR RELAXING AND ENTERTAINING
- FAMILY BATHROOM PLUS EN-SUITE
- OFF-STREET PARKING AND GARAGE INCLUDED
- FOUR SPACIOUS BEDROOMS ACROSS THE FIRST FLOOR
- DEDICATED STUDY, IDEAL FOR REMOTE WORK OR HOBBIES
- WELL-APPOINTED KITCHEN WITH ADJOINING UTILITY ROOM
- PRIVATE REAR GARDEN FOR OUTDOOR ENJOYMENT
- IDEAL FOR FAMILIES, PROFESSIONALS, OR MILITARY PERSONNEL

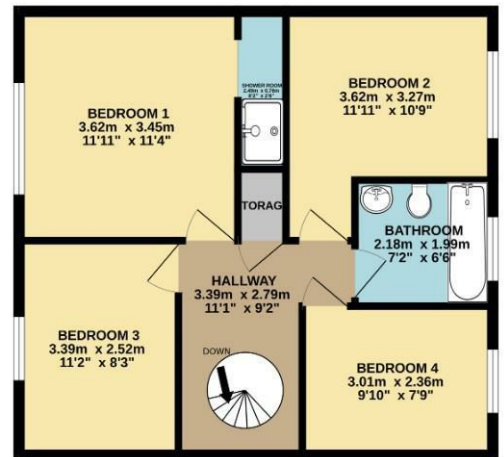


Council Tax Band: D - EPC Rating: C 70

GROUND FLOOR
104.7 sq.m. (1127 sq.ft.) approx.



1ST FLOOR
52.5 sq.m. (565 sq.ft.) approx.



TOTAL FLOOR AREA: 157.2 sq.m. (1692 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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