



**16 Breck Gardens  
Mildenhall**

**DAVID  
BURR**



# 16 Breck Gardens, Mildenhall, Suffolk, IP28 7AU

Mildenhall is a small market town in Suffolk with fantastic transport links. The town has many amenities including a secondary school with a sixth form rated 'good' by Ofsted, two primary schools and a leisure centre with a swimming pool. The RAF bases of Lakenheath and Mildenhall are located close by which means that the investment into Mildenhall property is often a safe choice.

An incredibly well-presented and deceptively spacious four-bedroom townhouse boasting a tucked away position in the popular town of Mildenhall. The property, although recently built, has been significantly improved by the current owners with new and high-quality flooring throughout, improvements to the kitchen and a vastly impressive landscaped rear garden. Accommodation consisting of a kitchen/dining room, sitting room, cloakroom, four bedrooms and three bathrooms. Externally offering driveway parking, a single garage and beautiful gardens.

## A particularly well-presented four-bedroom house with driveway parking and garage.

**ENTRANCE HALL** Newly installed Amtico flooring, fitted storage and stairs rising to the first floor.

**KITCHEN / DINING ROOM** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob, dishwasher and fridge-freezer. Ample dining space, Amtico flooring, window to rear aspect and French doors leading to the rear garden terrace.

**CLOAKROOM** Wash hand basin, WC and window to front aspect.

### First Floor

**LANDING** Amtico flooring with stairs rising from the ground floor and to the second floor.

**SITTING ROOM** A large space with Amtico flooring, window to front aspect and a further bay-window to front.

**MASTER BEDROOM** Window to rear aspect, fitted wardrobe and an **ENSUITE** which offers a shower cubicle, wash hand basin, WC, heated towel rail and window to rear aspect.

### Second Floor

**LANDING** A spacious area with stairs rising from the first floor, loft access and an airing cupboard.

**BEDROOM 2** Two Velux windows, fitted wardrobe and an **ENSUITE** with a shower cubicle, wash hand basin, WC, heated towel rail and Velux window.

**BEDROOM 3** Window to front aspect.

**BEDROOM 4** Window to front aspect.

**BATHROOM** Extensively tiled with a bath, wash hand basin, WC and heated towel rail.

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## Outside

The property boasts a paved driveway providing parking for two vehicles and access to the **SINGLE GARAGE**. The rear garden is incredibly well-presented and offers somewhat of a tranquil feel whilst being in the centre of town. The garden offers two paved terraces, which are linked by a cobble stoned pathway. Furthermore boasting a water feature, timber gazebo, a **WEINOR ELECTRIC AWNING** and a wonderful selection of established shrubs, plants and trees.

**SERVICES** Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

**AGENT NOTES** There is an annual service charge of approximately £350 per annum.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** D

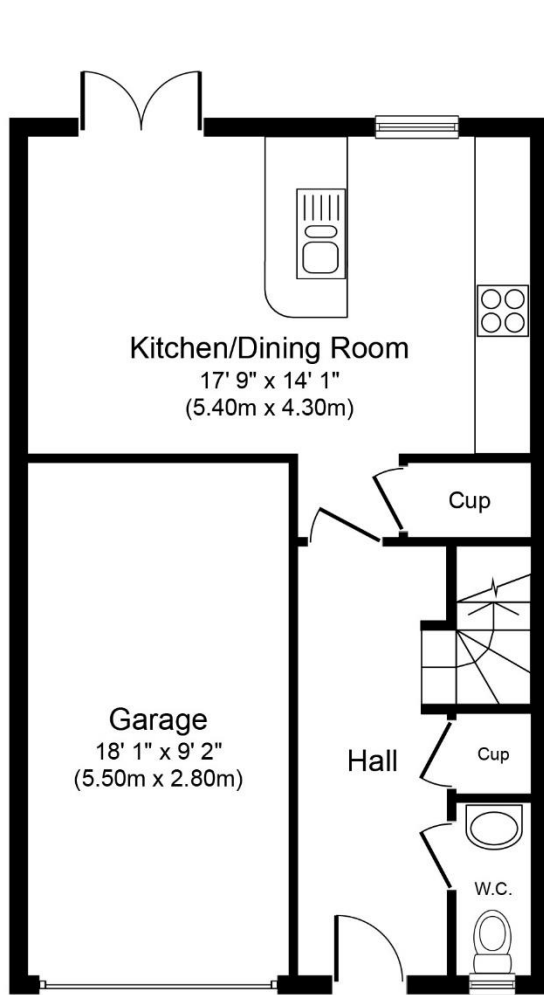
**TENURE** Freehold.

**WHAT3WORDS** dreamers.opera.thudded

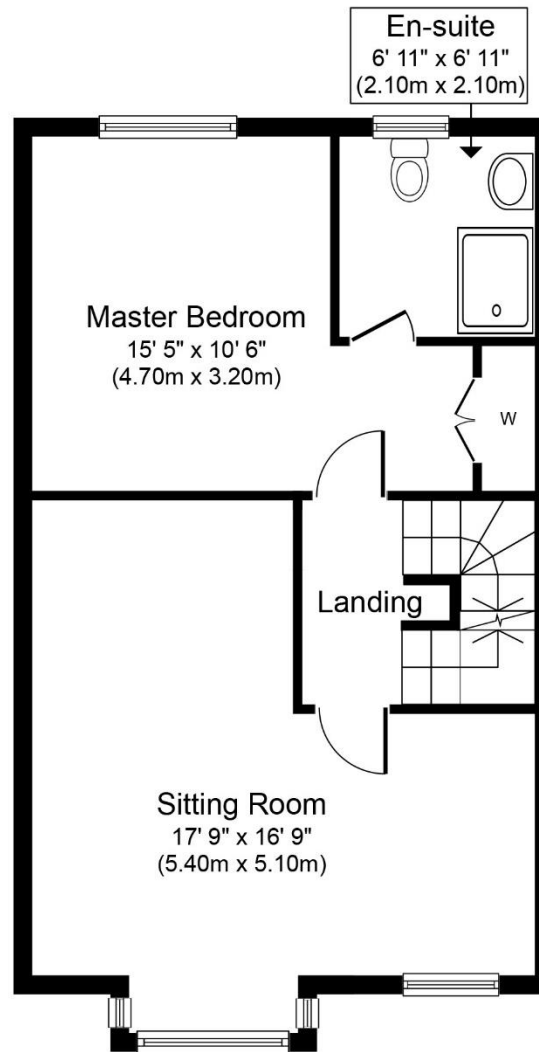
**EPC** B

**VIEWING** by prior appointment only through David Burr estate agents.

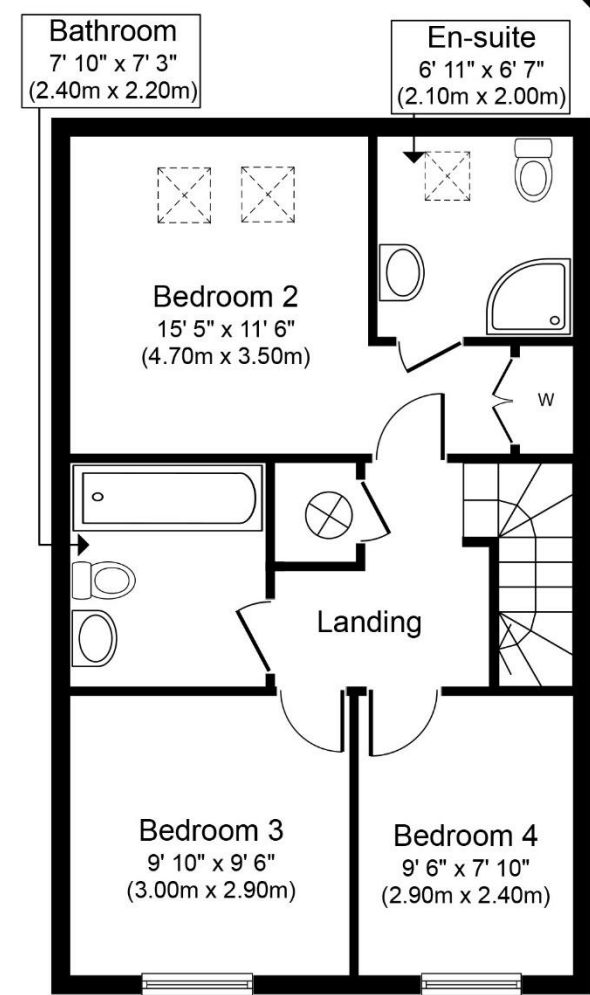




**Ground Floor**  
**Approximate Floor Area**  
**523 sq. ft.**  
**(48.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**535 sq. ft.**  
**(49.7 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**523 sq. ft.**  
**(48.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

