



## Heathland Way, Bury St. Edmunds, IP28 7SF

Rent - £1,400 PCM      Deposit - £1,615

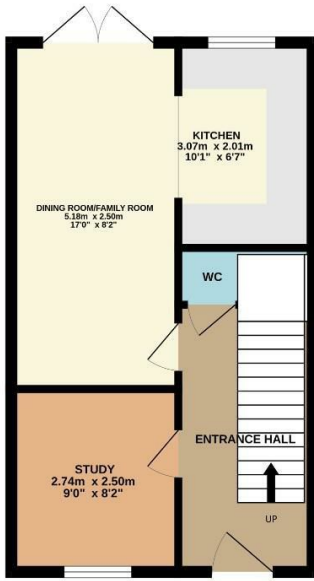
A well-presented four-bedroom home ideally located close to Mildenhall town centre, offering generous living space and a layout well suited to modern family life. The property features a stylish kitchen fitted with integrated appliances, which opens into a spacious dining area, perfect for both everyday living and entertaining. A bright and airy first-floor lounge provides an additional reception space, while the overall finish throughout the home is contemporary and well maintained.

- FOUR BEDROOM HOME WITH GARAGE
- KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- DRIVEWAY PARKING
- COUNCIL TAX BAND - C
- CLOSE TO RAF BASES
- BRIGHT AND AIRY FIRST FLOOR LOUNGE
- ADDITIONAL STUDY PERFECT FOR HOME OFFICE
- EPC RATING - C
- EARLY VIEWING ADVISED

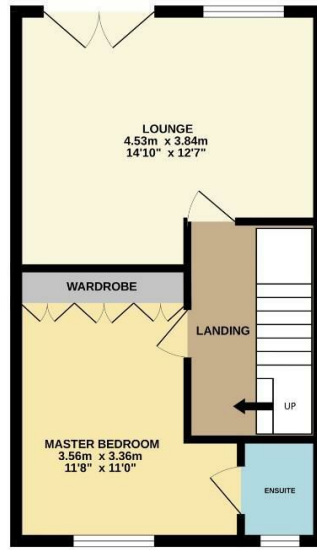


Council Tax Band: C - EPC Rating: C 78

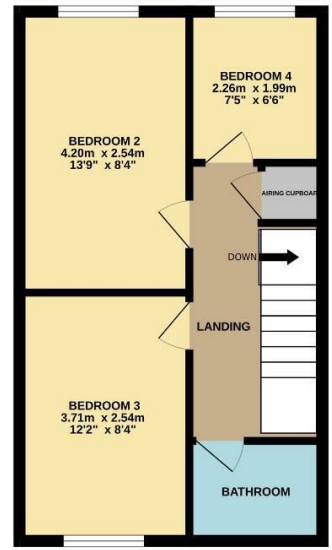
GROUND FLOOR  
35.7 sq.m. (384 sq.ft.) approx.



1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.



2ND FLOOR  
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA: 107.4 sq.m. (1156 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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