35 Mulberry Close - Guide Price £215,000

Mildenhall Bury St. Edmunds IP28 7LL

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Guide Price £215,000

The Property

Situated within a highly sought-after and peaceful residential area on the edge of Mildenhall, this beautifully presented two-bedroom semi-detached bungalow offers an ideal opportunity for those seeking a stylish, low-maintenance home, perfectly suited for retirement or downsizing.

The property occupies a desirable position close to open forestry land, providing scenic walks right on your doorstep, while still benefiting from easy access to the town centre, local amenities and excellent transport links via the A11.

The accommodation is well laid out and presented to a high standard throughout. The entrance hall provides access to all rooms, along with useful storage and loft access.

A particular highlight of the home is the spacious living room, now featuring a newly installed log burner, creating a cosy and characterful focal point—perfect for relaxing evenings. This replaces the former electric fire, adding both charm and efficiency.

The kitchen is well fitted with a range of attractive shaker-style units, offering generous worktop space and tiled splashbacks. Integrated appliances include an electric oven and gas hob with extractor hood, alongside space and plumbing for additional appliances. A modern gas-fired boiler serves the heating and hot water system.

There are two well-proportioned bedrooms, with the main bedroom benefiting from a full range of fitted wardrobes. The second bedroom opens via French doors into a bright and versatile conservatory, providing additional living or dining space with direct access to the garden.

The bathroom has been tastefully updated with a modern white suite, including a bath with mains-fed shower over, vanity unit, concealed cistern WC, stylish tiling and a heated towel rail.

Central Heating system was newly installed last July, new boiler (10yr warranty) and all new Radiators throughout.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence.

Why the Vendors Love It!

The conservatory leads directly off one of the bedrooms, adding valuable extra living space without taking away from the room's use as a guest bedroom when needed. Flexible and practical! The property was also very importantly, approved by their two corgis!

Why We Love It!

Features

- BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW
- TWO WELL PROPORTIONED BEDROOMS
- SPACIOUS LIVING ROOM WITH NEWLY INSTALLED LOG BURNER
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT CONSERVATORY WITH GARDEN ACCESS
- STYLISHLY UPDATED BATHROOM SUITE
- PRIVATE, LOW MAINTENANCE REAR GARDEN WITH PERGOLA
- GARAGE WITH POWER AND DRIVEWAY PARKING
- GAS FIRED RADIATOR HEATING & UPVC DOUBLE GLAZING
- DESIRABLE LOCATION NEAR FORESTRY AND LOCAL AMENITIES

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
76.2 sq.m. (820 sq.ft.) approx.

TOTAL FLOOR AREA : 76.2 sq.m. (820 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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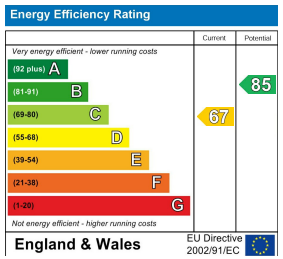

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