



---

MILL STREET | MILDENHALL

---

*Character Property in Town Centre Location*

## FEATURES

- Mildenhall Hub with Schools & Leisure Facilities approximately 10 minute walk (google maps)
- Central Town Location with Shops, Market & Restaurants within easy reach
- Character Features - Inglenook fireplaces and feature beams
- Woodburner in living room
- Accessed via a shared drive with electric gate
- Virtual 3D Tour Available
- NO CHAIN
- Site of the first Telephone Exchange in Mildenhall Circa 1920
- Grade II Listed

## DESCRIPTION

Guide Price £300,000–£325,000 - Clarke Philips are delighted to present this Grade II listed, CHAIN-FREE four-bedroom character home in the heart of Mildenhall. Just moments from shops, schools and leisure facilities, the property blends period charm with practical living, featuring two reception rooms with inglenook fireplaces, a spacious kitchen, utility and ground floor shower room. Upstairs offers three generous double bedrooms, a single bedroom and a family bathroom. Externally, the home is approached via a shared drive with electric gate access and enjoys a large south-facing courtyard-style garden - ideal for outdoor entertaining.



## ACCOMMODATION

### Entrance Hall

Door to front aspect.

### Living Room 13'11" x 22'10" (4.26m x 6.96m)

Inglenook fireplace with wood-burner. Bay window to front aspect and glazed window and door to the rear.

### Dining Room 13'0" x 17'8" (3.98m x 5.41m)

Inglenook fireplace with feature stove (not in use), bay window to front aspect.

### Kitchen 10'2" x 17'2" (3.11m x 5.25m)

Wide range of wall and base units, inset gas hob, and oven with grill. Space for dishwasher, windows to side aspect.

### Utility/Laundry Room 10'11" x 14'1" (3.35m x 4.31m)

Wide range of wall and base units. Space for washing machine and dryer. Gas boiler recently installed enclosed in cupboard. Stable door and window to side aspect.

### Downstairs Shower Room

Shower cubicle, WC with high level cistern, hand wash basin and windows to the rear aspect.

### Rear Hallway

Stairs leading to first floor, under stairs cupboard.

### First Floor Landing

Window to rear.



**Master Bedroom 11'10" x 16'0" (3.61m x 4.89m)**

Window to front aspect. Access to walk in wardrobe, shared with bedroom 3.

**En-suite WC**

Low level WC, hans wash basin. Windows to rear aspect.

**Bedroom 2 20'2" x 10'11" (6.16m x 3.35m)**

Bay window to rear aspect and window to side.

**Bedroom 3**

Window to front aspect. Access to walk in wardrobe shared with main bedroom.

**Bedroom 4**

Window to side aspect, cupboard housing hot water cylinder, separate storage cupboard.

**Family Bathroom**

Panel bath with shower over, low level WC, hand wash basin.

**Outside**

Approach via shared driveway with next door, through electric gates to parking area. Next door have right of access through part of the plot, the property agent can explain this further on the viewing. Generous outside garden space with patio, shingle area's and mature shrubs. Timber storage shed.

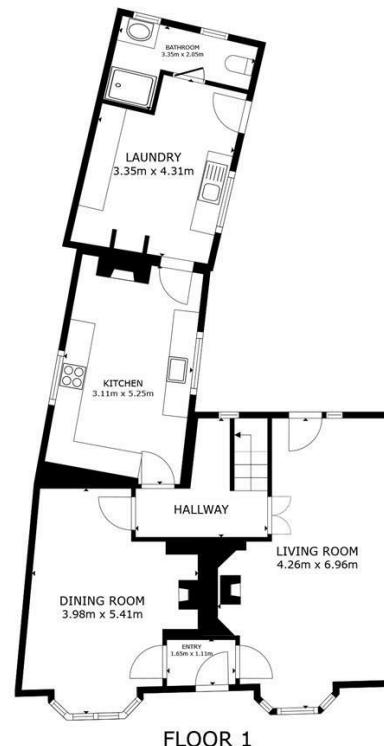
**Agents Note**

Grade II Listed.- Site of the first telephone exchange in Mildenhall









GROSS INTERNAL AREA  
FLOOR 1 87.9 m<sup>2</sup> FLOOR 2 88.9 m<sup>2</sup>  
TOTAL : 176.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

01638 750241

Council Tax Band : E

info@clarkephilips.co.uk  
www.clarkephilips.co.uk

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		