46 Lark Road - Asking Price £250,000

Mildenhall Bury St. Edmunds Suffolk IP28 7HL

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Estate & Letting Agents

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Asking Price £250,000

The Property

Situated in a highly sought after location, this well-presented and extended chain-free two bedroom home offers modern, flexible accommodation, excellent outdoor space and convenient access through the garage.

The ground floor has been reconfigured to provide an attractive open-plan kitchen, dining and lounge area, creating a bright and sociable space ideal for everyday living and entertaining. The newly fitted kitchen forms part of the rear extension, offering a modern finish and direct access to the enclosed rear garden. The open-plan layout provides ample room for dining and relaxing, while a useful ground floor WC completes the accommodation.

To the first floor are two well-proportioned bedrooms and a family bathroom. Both bedrooms provide comfortable space for furniture and storage, making the home well suited to first-time buyers, downsizers, couples or small families.

Externally, the property benefits from a garage and off road parking. The house can also be accessed through the garage, providing a practical route for shopping, bicycles, garden equipment and everyday use.

The enclosed rear garden features decking and creating a pleasant setting area for relaxing, entertaining and enjoying the warmer months. Further benefits include gas central heating and a prime location close to local shops, schools, transport links and other amenities.

An excellent opportunity to purchase an extended, chain-free home in a desirable location. Early viewing is highly recommended.

Agent Notes

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

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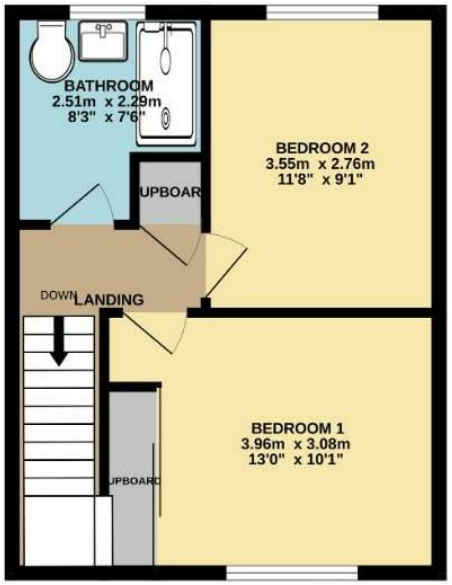
Features

- PRIME LOCATION CHAIN FREE
- EXTENDED TWO BEDROOM HOME
- OPEN PLAN KITCHEN, DINING AND LOUNGE AREA
- NEWLY FITTED KITCHEN
- REAR EXTENSION
- GROUND FLOOR WC
- FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- ACCESS THROUGH THE GARAGE
- ENCLOSED GARDEN WITH DECKING

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
56.8 sq.m. (612 sq.ft.) approx.

1ST FLOOR
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 90.3 sq.m. (972 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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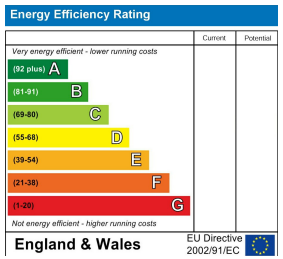

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