MOLYNEUX
ESTATE AGENTS

Mace Road

Mildenhall, IP28

Guide price £300,000

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Description

Guide Price £300,000 - £325,000.

This exceptionally well presented, spacious family home enjoys a sought-after location on the outskirts of Mildenhall and benefits from attractive field views to the front. The property also offers excellent transport links via the nearby dual carriageway which provides convenient routes to Newmarket, Cambridge and London as well as Norwich in the other direction.

Upon entering the property you will find a large entrance hall, providing ample space to remove coats and shoes, with a useful understairs storage cupboard and cloakroom W.C.

There is an impressive kitchen/ dining room, fully fitted with a range of contemporary, wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker with gas hob and extractor hood fitted over, integrated washing machine and dishwasher, plus ample space for an American style fridge freezer.

The kitchen is also home to a wall mounted gas boiler which serves the gas fired central heating system.

The downstairs accommodation is concluded by a generous sized lounge, which extends across the entire width of the property, with French doors overlooking the rear garden.

Stairs lead to the first floor landing which features a window to the side of the property, allowing natural light to flood inside, in addition to an airing cupboard, housing the hot water cylinder, and a loft access hatch.

Upstairs, the property boasts three double bedrooms to include a fantastic, primary bedroom with a large built in wardrobe and en suite shower room comprising W.C, wash hand basin, shower cubicle and chrome towel radiator.

The upstairs accommodation is concluded by a modern, family bathroom with a W.C, wash hand basin, bath with shower over and chrome towel radiator in addition to stylish tiling.

Outside, the property benefits from driveway off street parking immediately beside the property. The garage has been thoughtfully converted to create a home office/ play room to the rear with personal door access from the garden, whilst the front of the garage offers a useful space for storage.

Side gate access leads into a meticulously landscaped garden, with stunning porcelain patio, for seating and entertaining, plus artificial lawn which offers ease of maintenance. The furthest end of the garden has been laid with rubber bark and currently houses a children's play area which may be available under seperate negotiation, whilst the garden also benefits from outside power points and outside lighting.

Measurements

Cloakroom W.C - 5'2" x 2'9"

Lounge - 17'9" x 17'7"

Kitchen/ Dining Room - 18'8" x 10'8"

Bedroom - 14'8" max (11'00" min) x 11'00" max (5'01" min)

En Suite - 6'2" x 5'10"

Bedroom - 11'10" x 9'11"

Bedroom - 11'10" x 8'2"

Family Bathroom - 7'3" x 5'9"

Home Office/ Playroom - 10'2" x 9'9"

Tel: 01638 474164

Anti-money Laundering & Identification
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
There is a maintenance charge of approx £200 per annum, payable to Block Management UK Ltd.

Council Tax Band - West Suffolk, C.

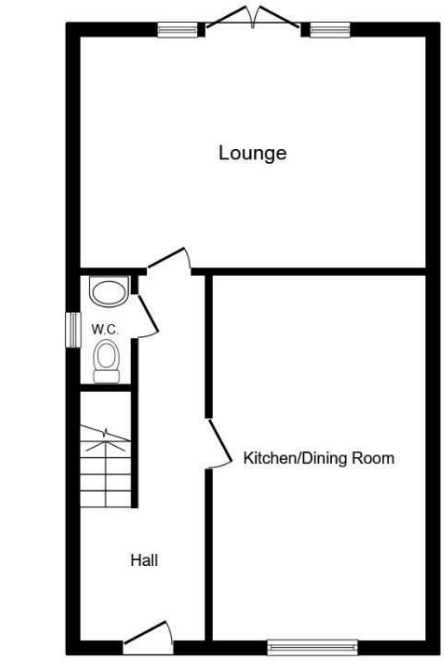
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

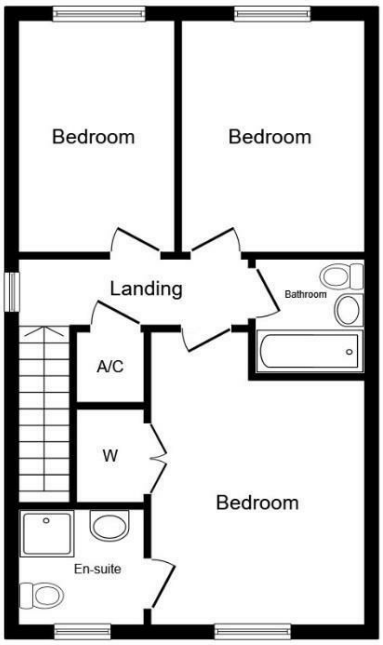
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

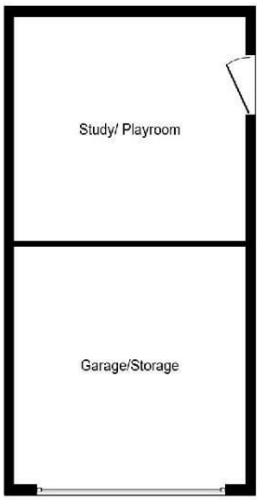
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



Ground Floor



First Floor

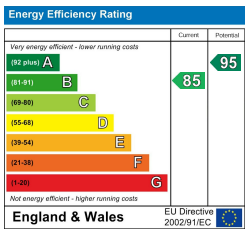


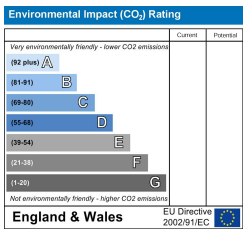
Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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