



**Emmanuel Close, Mildenhall IP28 7PE**

**welcome to**

## **Emmanuel Close, Mildenhall**

An extended mid-terrace family home offering well proportioned accommodation throughout with three bedrooms, the addition of a family room, cloakroom/W.C and low maintenance gardens - Viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor with storage cupboard beneath and doors to:

### **Kitchen/Diner**

With a fitted range of base units and drawers with working surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in eye level oven, separate hob with extractor over, spaces for washing machine and fridge/freezer, radiator, double glazed window to front aspect and opening to:

### **Family Room**

With radiator, two double glazed windows to rear aspect, French doors opening to rear garden, door to lounge and door to:

### **Cloakroom/W.C.**

Fitted with a modern suite comprising low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator, extractor and double glazed window to rear.

### **Lounge**

With radiator, feature electric fireplace, double glazed bow window to front aspect.





### **First Floor Landing**

With storage cupboard and doors to:

### **Bedroom One**

With radiator and double glazed windows to rear and side aspects.

### **Bedroom Two**

With radiator and double glazed window to rear aspect.

### **Bedroom Three**

With radiator and double glazed window to front aspect.

### **Shower Room**

Fitted with an updated suite comprising shower enclosure, vanity wash hand basin with mixer tap over and storage cupboards beneath, airing cupboard and double glazed window to front.

### **Separate W.C.**

Fitted with a low level w.c and double glazed window to front.

### **Outside**

To the front of the property is a shingled garden for ease of maintenance with a pathway leading to the front door with storm porch and storage cupboard. The rear garden is laid to paving and is fully enclosed by fencing.

### **Agents Note**

Please note there are solar panels fitted to the roof. Please contact the banch for further details.



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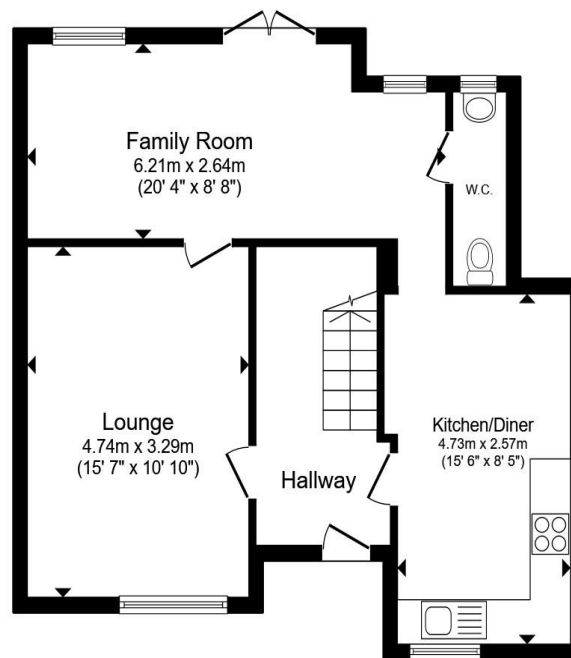
## Emmanuel Close, Mildenhall

- Single Storey Rear Extension
- Three Well Proportioned Bedrooms
- Kitchen/Diner to Front Aspect
- Addition of a Family Room
- Addition of Cloakroom/W.C

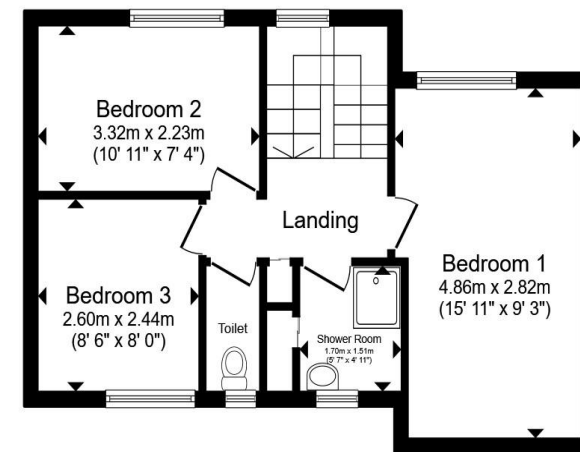
Tenure: Freehold  
EPC Rating: Awaiting  
Council Tax Band: A

guide price

**£245,000**



Ground Floor



First Floor

Total floor area 94.7 m<sup>2</sup> (1,019 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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Property Ref:  
MDH108907 - 0004

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