



# Mulberry Close

Mildenhall, IP28

Guide price £275,000

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## Description

Located in a sought after CUL DE SAC on the outskirts of Mildenhall, this extended detached bungalow offers EXCELLENT TRANSPORT LINKS via the nearby dual carriageway and enjoys convenient access to Newmarket, Cambridge, London as well as Norwich in the other direction plus Bury St Edmunds.

Internally, there is a welcoming entrance hall which offers ample space to remove coats and shoes and includes a useful storage cupboard as well as a loft access hatch. The property enjoys a generous sized lounge/ dining room with feature gas fireplace as well as French doors which lead outside to an enclosed L-shaped garden.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl sink and drainer, ample space for appliances in addition to a wall mounted gas boiler. There is another external door in the kitchen which leads outside.

The bungalow offers four well proportioned bedrooms and the internal accommodation is concluded by a large family bathroom comprising W.C, wash hand basin, bath and separate shower cubicle plus an airing cupboard which houses a modern hot water cylinder.

Outside the bungalow includes ample driveway off street parking in front of a single garage, with power. There are two gates providing access into the garden which also offers a useful storage shed and a patio for seating/ entertaining.

## Measurements

Lounge/ Dining Room - 22'4" max x 21'10" max

Kitchen - 13'4" x 8'4"

Bedroom - 13'11" x 11'6"

Bedroom - 11'7" x 9'11"

Bedroom - 11'8" x 8'8"

Bedroom - 9'3" x 8'5"

Family Bathroom - 9'10" max x 8'8" max

## Anti-money Laundering (AML) and 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. We have partnered with Coadjute who 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

Grant of Letters of Administration awaited.

Council Tax Band - West Suffolk, D.

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.

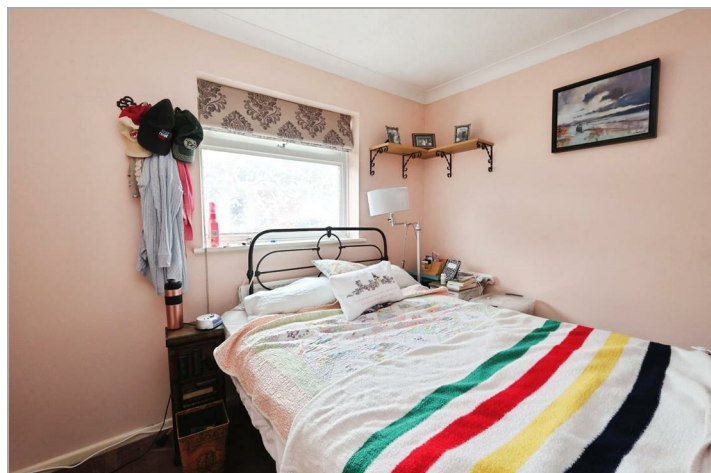
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

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.

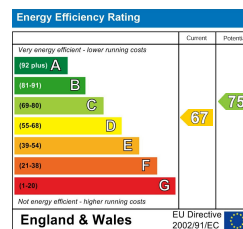
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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