

1 Finchley Avenue - £950,000

Mildenhall Bury St Edmunds Suffolk IP28 7BG

shires

Estate & Letting Agents



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# £950,000

## The Property

Nestled in an exclusion non estate position on Finchley Avenue, in the sought-after market town of Mildenhall, this exceptional detached family residence offers an outstanding blend of luxury, space and versatility. Built within the last decade and extending to an impressive 4,724 sq. ft., this beautifully appointed home has been thoughtfully designed to accommodate modern family living on a grand scale.

Boasting five generously proportioned bedrooms, the property offers superb flexibility for growing families, with three stylish en-suite shower rooms in addition to a beautifully finished family bathroom. At the heart of the home are the expansive living spaces, where high-quality fixtures, contemporary finishes and meticulous attention to detail create an elegant yet welcoming atmosphere, perfect for both everyday living and entertaining.

Enhancing the home's versatility is a self-contained one-bedroom annexe, ideal for multi-generational living, visiting guests or those seeking an additional income opportunity. A separate gymnasium provides further flexibility and, subject to the necessary planning consents, could be adapted into additional accommodation or a home office.

A true highlight of the property is the impressive pool house, complete with a heated indoor swimming pool and dedicated changing facilities, creating a private leisure space that can be enjoyed throughout the year.

Occupying a generous plot in a desirable non-estate setting, the property enjoys excellent privacy while remaining within easy reach of Mildenhall's wide range of amenities, schools and transport links. Ample off-road parking provides space for multiple vehicles, adding to the practicality of this remarkable home.

Agent's Note:  
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.

## Reception Hall

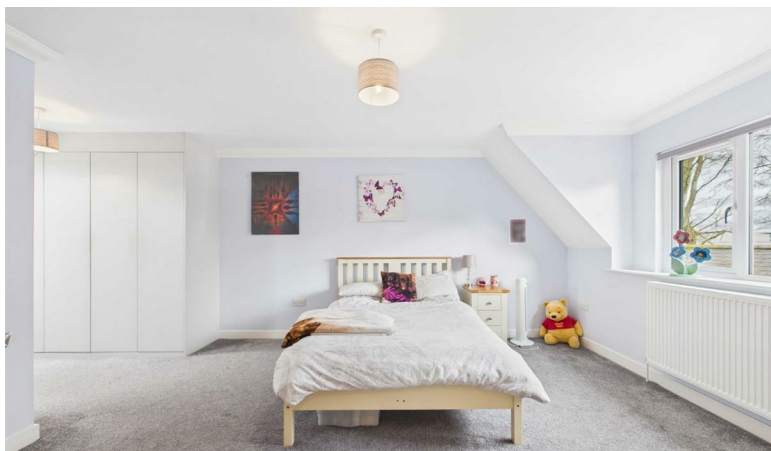
13'5" x 14'2"

This generous reception hall provides a bright entrance with a staircase leading to the first floor. Its spacious layout offers plenty of room for welcoming guests with doors leading to the kitchen/diner, utility room, WC, and living room.

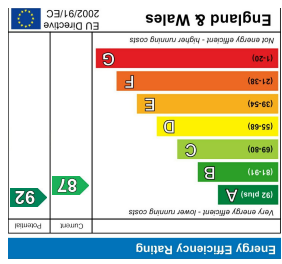
## Features

- DETACHED FIVE-BEDROOM FAMILY HOME
- TWO LUXURIOUS EN-SUITE BEDROOMS
- HEATED INDOOR POOL WITH SEPARATE POOL HOUSE
- SELF-CONTAINED ANNEXE
- DETACHED GYM & WORKSHOP
- EXCLUSIVE NON-ESTATE LOCATION
- NO ONWARD CHAIN
- SPACIOUS & VERSATILE ACCOMMODATION
- CONTEMPORARY FIXTURES & FITTINGS
- VIEWING HIGHLY RECOMMENDED





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.



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Ground Floor	Floor 1	Floor 2	Ground Floor	Floor 1	Floor 2
<p><b>Ground Floor Annex Potential</b></p>	<p><b>Ground Floor Annex</b></p>	<p><b>Ground Floor Main House</b></p>	<p><b>Floor 1 Annex</b></p>	<p><b>Floor 1 Main House</b></p>	<p><b>Floor 2 Main House</b></p>
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>Reduced headroom: Below 5 ft/1.5 m</p> <p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>m²</sup></p> <p>4724 ft<sup>2</sup></p> <p>439.2 m<sup>2</sup></p> <p>Reduced headroom</p> <p>252 ft<sup>2</sup></p> <p>23.4 m<sup>2</sup></p>	<p>Approximate total area<sup>m²</sup></p> <p>4724 ft<sup>2</sup></p> <p>439.2 m<sup>2</sup></p> <p>Reduced headroom</p> <p>252 ft<sup>2</sup></p> <p>23.4 m<sup>2</sup></p>	<p>Approximate total area<sup>m²</sup></p> <p>4724 ft<sup>2</sup></p> <p>439.2 m<sup>2</sup></p> <p>Reduced headroom</p> <p>252 ft<sup>2</sup></p> <p>23.4 m<sup>2</sup></p>	<p>Approximate total area<sup>m²</sup></p> <p>4724 ft<sup>2</sup></p> <p>439.2 m<sup>2</sup></p> <p>Reduced headroom</p> <p>252 ft<sup>2</sup></p> <p>23.4 m<sup>2</sup></p>	<p>Approximate total area<sup>m²</sup></p> <p>4724 ft<sup>2</sup></p> <p>439.2 m<sup>2</sup></p> <p>Reduced headroom</p> <p>252 ft<sup>2</sup></p> <p>23.4 m<sup>2</sup></p>