



Breck Gardens, Mildenhall IP28 7AU

welcome to

Breck Gardens, Mildenhall

An end of terrace townhouse with accommodation over three floors located within close proximity to the town centre offering four bedrooms, two en-suite facilities, first floor lounge/dining room and a modern kitchen/breakfast room. Viewing highly recommended.

Entrance Hall

With radiator, storage cupboard, spot lighting, stairs leading to first floor and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor, spot lighting and double glazed window to front.

Kitchen/Breakfast Room

17' 6" x 13' 7" (5.33m x 4.14m)

With a modern range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in eye level oven, gas hob with extractor over, integrated dishwasher and fridge/freezer, wall mounted boiler enclosed by wall unit, radiator, spot lighting, double glazed window to rear aspect and double doors opening to rear garden.

First Floor Landing

With radiator, stairs to second floor, doors to:

Lounge/Dining Room

Lounge Area

18' 3" x 9' 8" (5.56m x 2.95m)

With radiator, double glazed window to front aspect, double glazed bow window to front and open plan to:

Dining Area

8' 5" x 7' 8" (2.57m x 2.34m)

With radiator.

Bedroom One

11' 4" + door recess x 10' 5" (3.45m + door recess x 3.17m)

With radiator, built in wardrobe, double glazed window to rear aspect and door to:

En-Suite Shower Room

Fitted with a modern suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, extractor, spot lighting and double glazed window to rear.





Second Floor Landing

With radiator, storage cupboard, loft access and doors to:

Bedroom Two

10' 9" + door recess x 10' 5" (3.28m + door recess x 3.17m)

With radiator, built in wardrobe, restricted head height, two sky lights and door to:

En-Suite Shower Room

Fitted with a modern suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, extractor, spot lighting and double glazed window to rear.

Bedroom Three

9' 6" x 8' 8" (2.90m x 2.64m)

With radiator, restricted head height, double glazed window to front aspect.

Bedroom Four

7' 11" x 6' 1" (2.41m x 1.85m)

With radiator, restricted head height and double glazed window to front aspect.

Bathroom

Fitted with a modern suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, extractor, spot lighting and shaver point.

Outside

To the front of the property there is a block paved driveway for two cars and leads to the integral garage. The rear garden has an initial paved patio area and opens to a mainly lawned garden with stepping stones leading to the home office.

Garage

18' 3" x 9' 6" (5.56m x 2.90m)

Agents Note

Please be advised there is an estate management charge of £354 per annum.



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welcome to

Breck Gardens, Mildenhall

- End Of Terrace Townhouse
- Well Presented Throughout
- Accommodation Over Three Floors
- Four Bedrooms
- Two En-Suite Facilities

Tenure: Freehold
EPC Rating: B
Council Tax Band: D

offers in excess of
£333,000



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.focalagent.com

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Property Ref:
MDH108632 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk