

Finchley Avenue, Mildenhall, IP28 7BG

CHEFFINS

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Finchley Avenue

Mildenhall,
IP28 7BG

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Offers In Excess Of £900,000



- 5 Bedroom Detached Home over 2,500 sq ft
- 1 Bedroom Self Contained Annexe
- Pool House with Heated Indoor Pool & Detached Gym/Office - 1,906 sq ft
- Gated Private Driveway with Ample Parking
- Beautifully Presented Throughout
- Ideal for Multi-Generational Living
- NO ONWARD CHAIN

An exceptional 5 bedroom detached family home featuring a self-contained annexe, an impressive pool house with heated swimming pool and a versatile gym/office space. Set back from the road behind electric gates, the property enjoys a high degree of privacy and benefits from ample parking for multiple vehicles. Conveniently located in Mildenhall, with easy access to local amenities, schooling and excellent transport links, this outstanding home is offered to the market with NO CHAIN.









LOCATION

MILDENHALL is a market town with a good range of shopping, education and leisure services together with many local places of historical interest. The town is located about a mile from the A11 which gives access to Thetford and Norwich and Newmarket, Cambridge and London via the A14 and A11.

ENTRANCE HALL
A spacious hallway with front entrance door, oak staircase with glass balustrades leading up to the first floor, under stairs storage cupboard, tiled floor with under floor heating, recessed ceiling spotlights and a window to the front aspect.

CLOAKROOM
with a hand wash basin and low level WC.

LIVING ROOM
A spacious dual aspect room with solid oak wood floor with under floor heating, French doors opening out to the rear garden and a window to the front aspect.

KITCHEN/DINING ROOM
A spacious and modern triple aspect kitchen comprising a range of base and wall mounted units with granite worktops over, inset composite sink, a range of integrated appliances include a double oven, induction hob with extractor hood over, Lamona microwave, built-in dishwasher and a wine cooler, recessed ceiling spotlights, tiled floor with under floor heating, French doors to the side aspect and windows to both front and rear aspects.

UTILITY ROOM
with a range of units with oak worktop surfaces over, stainless steel sink, tiled floor with under floor heating, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, window to the rear aspect and door leading outside.

FIRST FLOOR

LANDING
with stairs leading to the second floor, recessed ceiling spotlights, velux window, radiator.

BEDROOM 1
A spacious room with a radiator, built-in wardrobes and drawers, velux window and further window to the rear aspect.

ENSUITE SHOWER ROOM
with a double shower cubicle, hand wash basin, low level WC, velux window.

BEDROOM 2
with a radiator, built-in wardrobes, velux window and further window to the rear aspect.

ENSUITE SHOWER ROOM
with a double shower cubicle, hand wash basin, low level WC, heated towel rail, velux window.

BEDROOM 3
with a radiator, window to the rear aspect.

FAMILY BATHROOM
Comprising a panelled bath, double shower cubicle, hand wash basin, low level WC, heated towel rail, velux window.

SECOND FLOOR

LANDING
with a radiator and velux window.

BEDROOM 4
with a radiator, velux window to the rear aspect.

ENSUITE CLOAKROOM
with a low level WC, hand wash basin, heated towel rail, velux window to the rear aspect.

BEDROOM 5
with a radiator, velux window to the rear aspect.

ANNEXE ACCOMODATION
A self contained annexe with separate entrance door and a private garden area laid to shingle enclosed by timber fence and mature hedgerow.

OPEN PLAN LIVING/KITCHEN AREA
with entrance door, kitchen comprising an oven with hob over, inset sink, space and plumbing for washing machine, stairs leading to the first floor, window to both the front and rear aspects.

BEDROOM
with a radiator, recessed ceiling spotlights and 2 velux windows.

SHOWER ROOM
with a low level WC, hand wash basin, shower cubicle, velux window.

OUTSIDE
The property is set back from the road and benefits from a right of way over the neighbours drive, to access the private electric gated driveway which leads to a large shingled parking area for numerous vehicles.

The rear garden is mainly laid to lawn with a large patio seating area adjoining the property with picket fence surround.

POOL HOUSE
Indoor heated swimming pool with air source heating, two sets of bi-folding doors, velux windows, tiled flooring, access to;

WET ROOM with double shower heads, tiled walls and flooring, velux window.

CLOAKROOM with low level WC and hand wash basin.

GYM/OFFICE
A versatile space currently utilised as a gym with recessed ceiling spotlights, bi-folding doors, electric panel heater, tiled flooring.

SHOWER ROOM with shower cubicle, hand wash basin, low level WC.

WORKSHOP/UTILITY AREA with built-in cupboard storages and French doors leading to the garden.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.









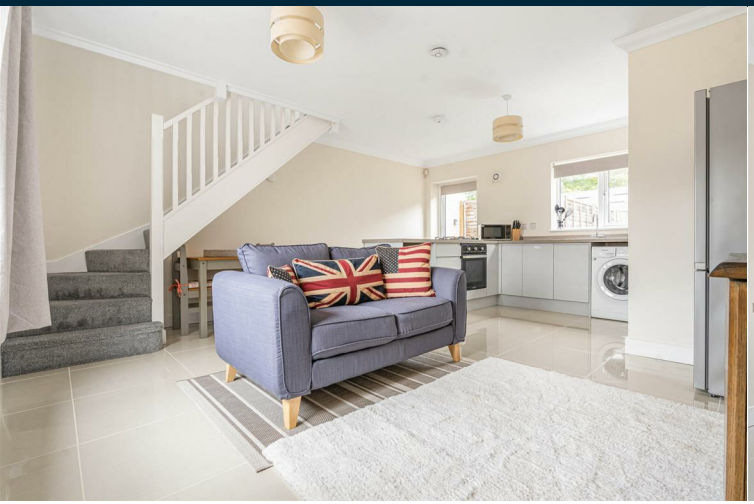




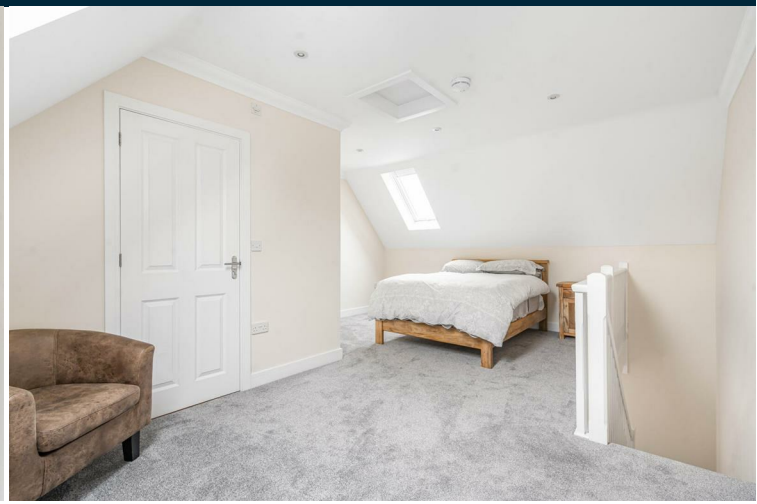




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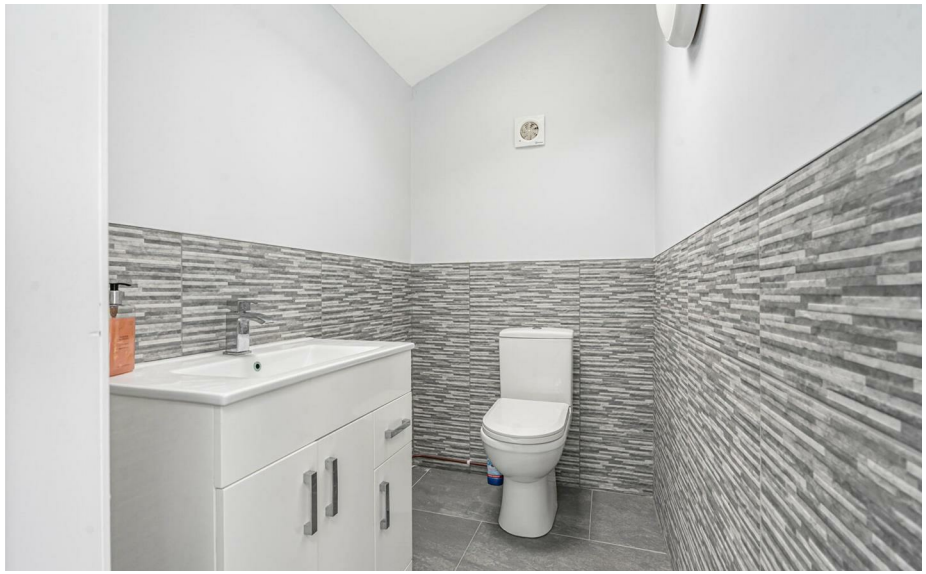


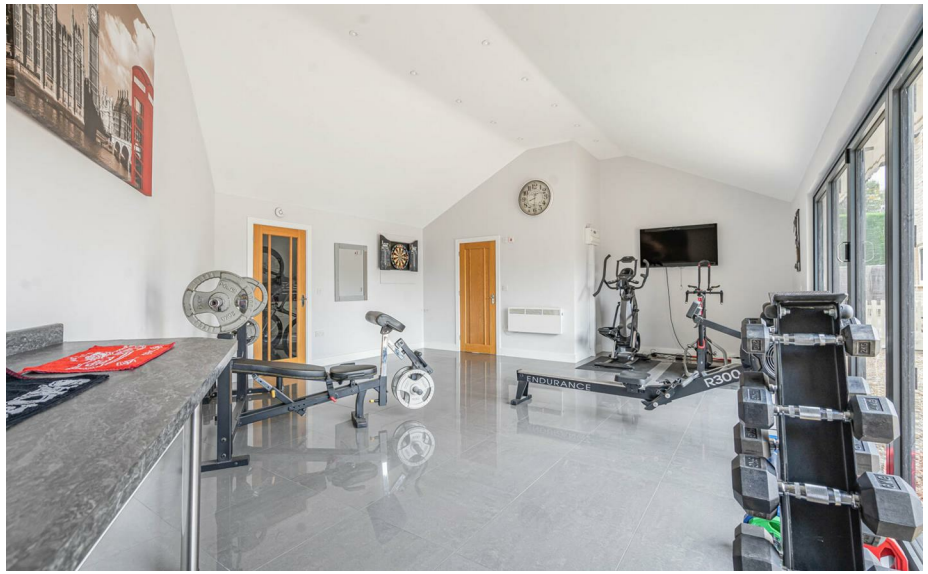


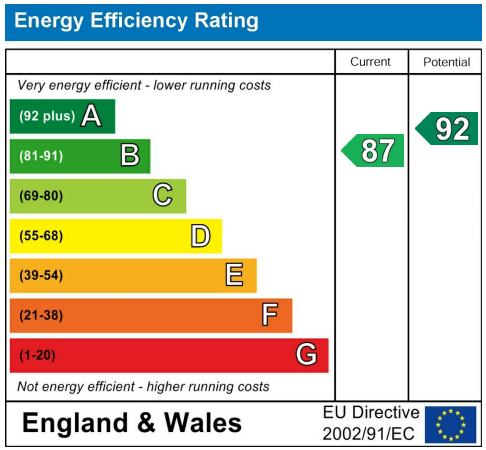









ENDURANCE
R300











Offers In Excess Of £900,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

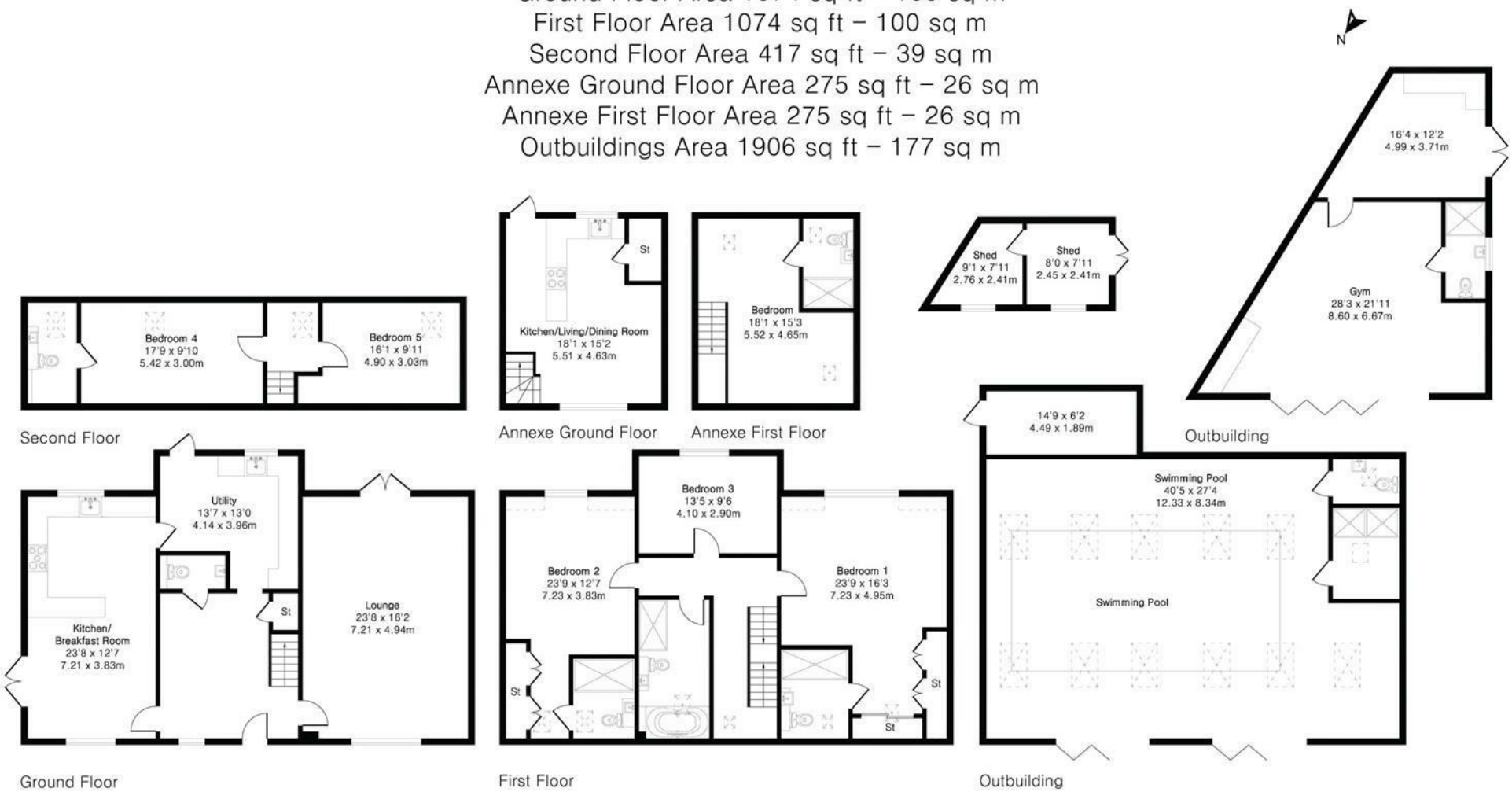
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Approximate Gross Internal Area 3115 sq ft - 291 sq m
(Excluding Outbuildings)

Ground Floor Area 1074 sq ft – 100 sq m
First Floor Area 1074 sq ft – 100 sq m
Second Floor Area 417 sq ft – 39 sq m
Annexe Ground Floor Area 275 sq ft – 26 sq m
Annexe First Floor Area 275 sq ft – 26 sq m
Outbuildings Area 1906 sq ft – 177 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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