

TO LET



Kingfisher Way, Mildenhall
£1,600 pcm

MARTIN&CO



Kingfisher Way, Mildenhall

Detached House,
4 bedrooms, 3 bathrooms

£1,600 pcm

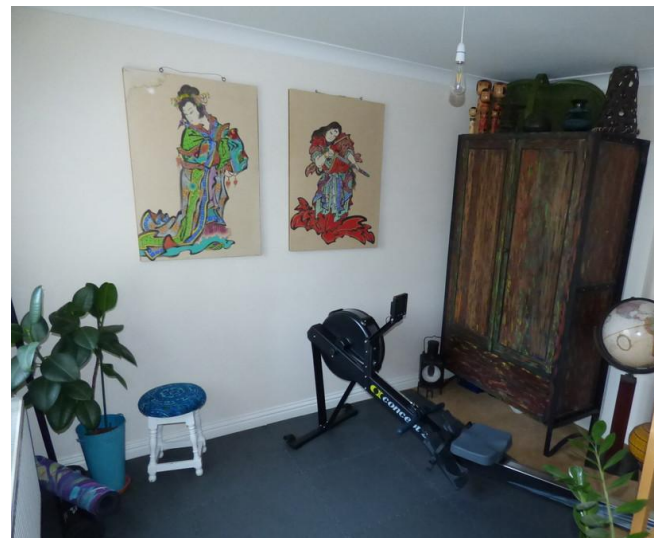
Date available: 8th July 2022

Deposit: £1,600

Unfurnished

Council Tax band: E

- 4 Bedrooms (3 double)
- Ensuite bathroom
- Large living area
- Kitchen Diner
- Enclosed garden
- Double garage
- Dishwasher included



THE ACCOMODATION COMPRISES OF:

HALLWAY From the front door the hallway open ups to the lounge, kitchen diner and stairs to the first floor. Carpet flooring, storage/coat cupboard

LOUNGE 16' 3" x 11' 11" (4.974m x 3.654m) with patio door to the garden, 1 x double glazed window, 2 x radiators, carpet flooring

KITCHEN/BREAKFAST ROOM 15' 10" x 8' 5" (4.827m x 2.582m) with a substantial range of wall and floor kitchen units, gas hob, electric double oven, dishwasher, space for washing machine, space for fridge freezer, 1 x radiator, 1 x door to the garden, 1 x double glazed window, tiled flooring

2ND RECEPTION ROOM 10' 10" x 9' 4" (3.324m x 2.868m) with 1 x radiator, 1 x double glazed window, carpet flooring

3RD RECEPTION/STUDY 7' 6" x 7' 2" (2.292m x 2.198m) with storage area, 1 x radiator, 1 x double glazed window, carpet flooring

CLOAKROOM 5' 9" x 2' 9" (1.765m x 0.85m) with WC suite, wash hand basin, 1 x radiator, 1 x double glazed window, vinyl flooring

LANDING from the stairs with access to all 4 bedrooms, airing (linen) cupboard, 1 x radiator, carpet flooring

MASTER BEDROOM 12' 11" x 12' 0" (3.958m x 3.662m) with 1 x radiator, 1 x double glazed window, carpet flooring, door to ensuite bathroom

ENSUITE 9' 3" x 6' 0" (2.833m x 1.844m) with double walk-in shower, WC suite, wash hand basin, 1 x

radiator, 1 x double glazed window, vinyl flooring

BEDROOM 2 11' 11" x 9' 7" (3.638m x 2.941m) with 1 x radiator, 1 x double glazed window, carpet flooring

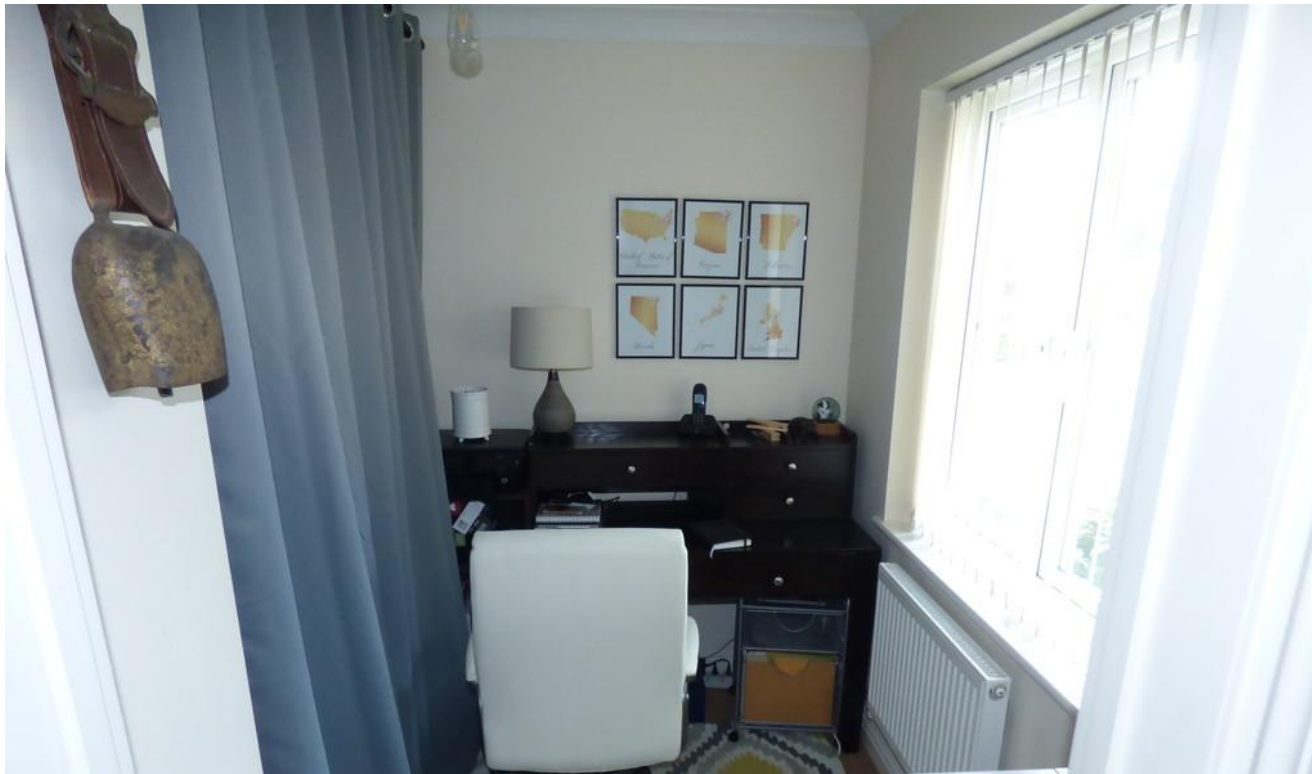
BEDROOM 3 11' 2" x 9' 6" (3.421m x 2.917m) with 1 x radiator, 1 x double glazed window, carpet flooring

BEDROOM 4 11' 1" x 8' 10" (3.402m x 2.705m) Max with 1 x radiator, 1 x double glazed window, carpet flooring

FAMILY BATHROOM 7' 10" x 6' 3" (2.413m x 1.930m) with bath (shower over), WC suite, wash hand basin, 1 x radiator, 1 x double glazed window, vinyl flooring

OUTSIDE fully enclosed garden with patio area, good sized lawn area, small shrub border, access to the rear double garage and side gate.

DOUBLE GARAGE with 2 x electric roller shutter doors, access to the enclosed garden







Martin & Co Newmarket

3-7 Old Station Road • • New market • CB8 8DT
T: 01638 596322 • E: newmarket@martinco.com

01638 596322

<http://www.martinco.com>



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