

71 Woodlands Way - Asking Price £270,000

Mildenhall Bury St. Edmunds IP28 7JA

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £270,000

The Property

Situated in the popular residential area of Woodlands Way, Mildenhall, this four-bedroom semi-detached home offers generous living accommodation, a spacious rear garden and excellent potential for buyers looking to put their own stamp on a property. Recently redecorated and re carpeted throughout, the house provides a fresh, neutral finish, making it ready to move straight into while offering the opportunity to personalise over time.

The ground floor comprises a generously sized living room with newly fitted carpet, a practical kitchen/diner with space for family meals and entertaining, and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, all benefiting from fitted wardrobes, alongside a family bathroom.

A particular highlight is the integral garage, which offers exciting potential for conversion into additional living accommodation, subject to the necessary permissions and building regulations. With internal access from the house via a pedestrian door and a traditional up-and-over garage door, there is flexibility to consider either a full or partial conversion, potentially creating a home office, playroom or additional reception space while retaining some garage storage.

Outside, the property enjoys a wrap around front rear and side garden, ideal for outdoor entertaining and family activities. To the front, a secure driveway is accessed via a six-foot gate, providing additional privacy and security. New fencing has also been installed around the property, creating a well-defined and enclosed outdoor space.

With its freshly decorated interior, flexible accommodation and potential to adapt to changing needs, this property presents a fantastic opportunity for families seeking a home they can move straight into and make their own.

Agents 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.

What the agents loves!

We've sold other homes along Woodlands Way where buyers have gone on to convert all or part of their garages into additional living space, and they absolutely love the extra room it creates! Whether it's a future proof downstairs bedroom, home office, playroom or cosy snug, this garage offers the same exciting potential to make the space work for you, subject to the necessary permissions.

Features

- FOUR BEDROOMS
- FITTED WARDROBES
- SPACIOUS LIVING ROOM
- GENEROUS KITCHEN/DINER
- NEWLY DECORATED THROUGHOUT
- NEWLY CARPETED THROUGHOUT
- END OF CUL DE SAC POSITION
- CHAIN FREE
- MOVE STRAIGHT IN
- CALL SHIRES TO VIEW





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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Sizes and dimensions are approximate, actual may vary.

Total area: 110.6 m²
Floor 1: 67.7 m² - Floor 2: 42.9 m²

