

9 Churchill Drive - Offers In Excess Of £400,000

Mildenhall Bury St. Edmunds IP28 7DA

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £400,000

The Property

Offered for sale with no onward chain, this beautifully modernised three-bedroom semi-detached bungalow is situated in a desirable area of Mildenhall, conveniently located for local shops, services and everyday amenities.

The front door opens into a welcoming hallway, which provides access to two of the property's well-proportioned bedrooms. Continuing through the bungalow, the accommodation includes a third bedroom, offering flexibility for families, downsizers or buyers requiring a guest room, dressing room or home office.

The property has been updated throughout and benefits from a newly fitted kitchen, finished in a modern style with a good range of storage cupboards, work surfaces and space for appliances. The newly fitted bathroom facilities have also been completed to a contemporary standard, allowing the next owner to move in with minimal work required.

The comfortable living area provides plenty of space for relaxing and entertaining, with a modern log-burning stove creating an attractive focal point and a warm, welcoming atmosphere.

A standout feature of the property is its solar energy system, complete with an inverter and battery storage. This helps to reduce reliance on mains electricity and keeps the home's running costs particularly low. Together with an impressive EPC rating of B, the bungalow is an appealing choice for buyers looking for an energy-efficient and economical home.

Outside, the property enjoys a generous private garden with space for seating, entertaining and gardening. A private driveway provides convenient off-road parking, while a detached double garage is positioned at the rear, offering secure parking, excellent storage or potential workshop space.

Combining modern interiors, energy-efficient features, generous outside space and a convenient Mildenhall location, this chain-free bungalow offers an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

Agent notes

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.

Why the vendor loves it!

The vendors have loved this property as their family home for many years, having originally inherited it from their parents. They have invested a great deal of time, care and effort into improving it, always considering it to be their forever home.

Why the agent loves it!

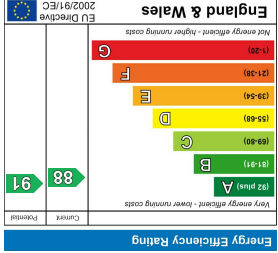
Features

- **THREE-BEDROOM SEMI-DETACHED BUNGALOW**
- **OFFERED CHAIN FREE**
- **SOUGHT-AFTER MILDENHALL LOCATION**
- **MODERNISED THROUGHOUT**
- **NEWLY FITTED KITCHEN**
- **NEWLY FITTED BATHROOM**
- **MODERN LOG-BURNING STOVE**
- **SOLAR PANELS WITH INVERTER AND BATTERY STORAGE**
- **PRIVATE DRIVEWAY AND DETACHED DOUBLE GARAGE**
- **GENEROUS PRIVATE REAR GARDEN**





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.



148.5 sq.m. (1598 sq.ft.) approx.

GROUND FLOOR

CONSERVATORY 3.00m x 2.84m

LOUNGE/DINER 6.60m x 4.12m

21.8' x 13.6'

KITCHEN 6.08m x 5.88m

19.11' x 19.3'

BEDROOM 3 3.27m x 2.67m

10.9' x 8.9'

BEDROOM 2 4.29m x 3.91m

14.1' x 12.10'

BEDROOM 1 4.88m x 4.12m

16.0' x 13.6'

GARAGE 5.36m x 5.04m

17.7' x 16.6'

3 BEDROOM EXTENDED, ONE STOREY

TOTAL FLOOR AREA: 148.5 sq.m. (1598 sq.ft.) approx.

These measurements were taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. They are for information only and should not be used as a basis for any legal proceedings. The measurements were taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. They are for information only and should not be used as a basis for any legal proceedings.



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