

61 Boeing Way - Asking Price £485,000

Mildenhall Bury St. Edmunds IP28 7RJ

**shires**  
residential



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# Asking Price £485,000

## The Property

Exceptional extended detached five bedroom residence featuring an impressive open-plan kitchen/family room, elegant living room with log burner and bi-fold doors to a conservatory, multiple versatile reception areas, an impressive main suite, converted double garage (ideal as gym or studio), parking for vehicles, and a beautifully landscaped enclosed garden. A superb opportunity not to be missed.

The heart of the home is a stunning open-plan kitchen/diner/family room, featuring a generous island, quality integrated appliances, and space for relaxed family living and entertaining. The separate living room boasts a cosy log burner and stylish bi-fold doors opening onto a bright conservatory area, ideal for year-round enjoyment.

There's an additional versatile reception room, perfect as a playroom or snug, plus a spacious downstairs office, offering flexibility to create an annexe (subject to permissions) if desired. A utility room and useful w/c completes the practical ground floor layout.

Upstairs, the property offers a luxurious main suite with walk-in wardrobes and a modern en-suite shower room, two further sizeable double bedrooms, plus two additional bedrooms, all served by a well-appointed family bathroom.

Outside, there's a double garage currently converted into a gym or studio space, a driveway with parking for vehicles, and a beautifully landscaped, fully enclosed rear garden, perfect for families and entertaining.

## Features

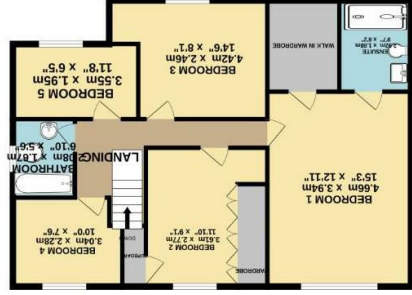
- STUNNING EXTENDED DETACHED FAMILY HOME
- IMPRESSIVE OPEN-PLAN KITCHEN/DINER/FAMILY ROOM WITH ISLAND
- LIVING ROOM WITH LOG BURNER AND BI-FOLD DOORS TO CONSERVATORY
- MULTIPLE VERSATILE RECEPTION ROOMS INCLUDING PLAYROOM/SNUG
- SPACIOUS DOWNSTAIRS OFFICE WITH ANNEXE POTENTIAL (STPP)
- LUXURIOUS MAIN SUITE WITH WALK-IN WARDROBES AND EN-SUITE SHOWER ROOM
- FOUR FURTHER BEDROOMS
- CONVERTED DOUBLE GARAGE IDEAL AS GYM OR STUDIO
- DRIVEWAY PARKING FOR VEHICLES
- END OF CUL DE SAC

This is an ideal opportunity to secure a fantastic, flexible family home in a highly convenient, well-connected location. Early viewing is highly recommended.



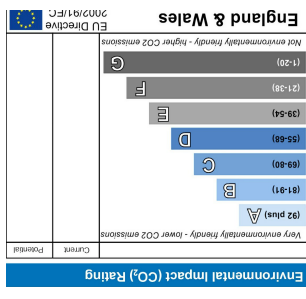
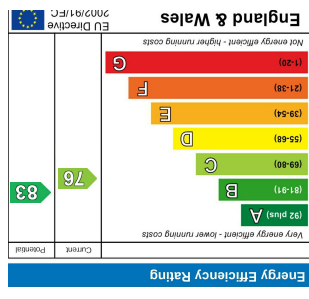


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of rooms, windows and appliances are approximate and responsibility is taken for any discrepancy or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

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