



Oxford Close, Mildenhall IP28 7RP

welcome to

Oxford Close, Mildenhall

A well presented detached family home located within the popular Comet Way Development towards the outskirts of the town with four bedrooms, updated modern kitchen and double garage - offered to the market with no onward chain.

Entrance Hall

With radiator, stairs leading to first floor and doors to:

Kitchen

14' 2" max x 10' 2" max (4.32m max x 3.10m max)

With a modern fitted range of base units and drawers, wall of fitted matching units, wall mounted units, work surfaces over to two sides, inset one and a half bowl stainless steel sink with mixer tap over, built in under oven with gas hob and extractor over, further built in eye level oven and microwave, integrated appliances, internal door to double garage, double glazed window to front aspect and bi-fold doors opening to garden.

Lounge

17' 3" x 12' 4" + bay (5.26m x 3.76m + bay)

With radiator, feature fireplace, double glazed bay window to front aspect, double glazed window and sliding patio doors to rear garden.

Dining Room

11' 4" x 9' 2" + bay (3.45m x 2.79m + bay)

With radiator, double glazed bay window with French doors opening to garden.

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wash hand basin, radiator, under stairs storage cupboard, part tiled and double glazed window to rear.





First Floor Landing

With radiator, storage cupboard, loft access, double glazed window to front and rear aspects, doors to:

Bedroom One

16' 1" max x 12' 4" max (4.90m max x 3.76m max)

With radiator, range of fitted bedroom furniture, dual aspect double glazed windows, door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, pedestal wash hand basin, low level w.c, radiator, extractor and double glazed window.

Bedroom Two

12' 7" max x 10' 8" max (3.84m max x 3.25m max)

With radiator, fitted wardrobe and double glazed window to front aspect.

Bedroom Three

12' 4" max x 8' 4" max (3.76m max x 2.54m max)

With radiator and double glazed window to rear aspect.

Bedroom Four

9' 5" max x 8' 6" max (2.87m max x 2.59m max)

With radiator, fitted wardrobe and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, low level w.c, pedestal wash hand basin, radiator, extractor and double glazed window.

Outside

To the front of the property has a driveway leading to the attached double garage with a lawned area. The large than average rear garden has an initial paved patio area and opens to a lawned garden edged with mature shrubs and plants. The rear garden is private and not over looked.



view this property online williamhbrown.co.uk/Property/MDH108199



welcome to

Oxford Close, Mildenhall

- Detached Family Home
- Four Bedrooms
- Modern Re-fitted Kitchen
- Separate Dining Room
- Double Garage

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

guide price

£390,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/MDH108199



Property Ref:
MDH108199 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST. EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk