

## Summary

**NO CHAIN!!** A great sized 4 bedroom town house located in the popular and well served town of Mildenhall. The property boasts 3 reception rooms, ground floor cloakroom, ensuite to master bedroom, garage & parking. Viewing highly recommended

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed window to front and entrance door, stairs ascending

**STUDY** 9' 9" x 8' 8" (2.97m x 2.64m) Double glazed window to front, radiator

**CLOAKROOM** W/C, pedestal wash hand basin, radiator

**DINING ROOM** 16' 10" x 7' 11" (5.13m x 2.41m) Sliding patio doors to rear, radiator

**KITCHEN** 10' 0" x 6' 8" (3.05m x 2.03m) Double glazed window to rear, sink with drainer, built in oven with gas hob and extractor over, spaces for washing machine, dishwasher and fridge/freezer

**FIRST FLOOR LANDING** Doors to rooms and stairs ascending

**LIVING ROOM** 15' 2" x 10' 0" (4.62m x 3.05m) Double glazed window and Juliette balcony to rear overlooking the garden, two radiators

**BEDROOM ONE** 16' 5" x 8' 1" (5m x 2.46m) Double glazed window to front, radiator

**ENSUITE** Double glazed window to front, W/C, pedestal wash hand basin, shower cubicle, radiator

**SECOND FLOOR LANDING** Loft access, airing cupboard

**BEDROOM TWO** 13' 6" x 8' 6" (4.11m x 2.59m) Double glazed window to rear, radiator

**BEDROOM THREE** 13' 5" x 8' 5" (4.09m x 2.57m) Double glazed window to front, radiator

**BEDROOM FOUR** 10' 4" x 6' 6" (3.15m x 1.98m) Double glazed window to rear, radiator

**BATHROOM** Double glazed window to front, panelled bath, W/C, pedestal wash hand basin, radiator

**OUTSIDE** To the front of the property is path leading to the entrance door, grassed area and hedging.

The rear garden commences with decking area then remainder is laid to lawn with path leading to patio area at the end of the garden. Enclosed by wood panel fencing and gate to rear.

**GARAGE** Single garage with up and over door, power and electric, boarding for storage, driveway in front of garage

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – Gas Central Heating

Post Code – IP28 7HF

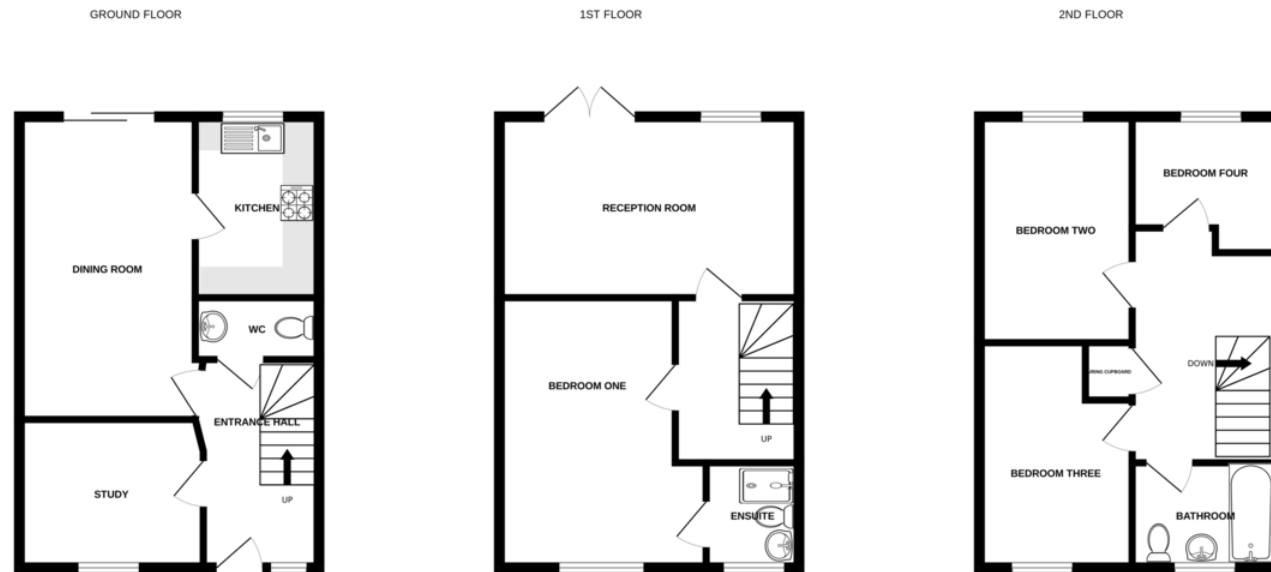
Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Kingfisher Way | Mildenhall | IP28 7HF

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£295,000

- No Chain!
- Garage & Parking
- Three Reception Rooms
- Living Room With Juliette Balcony
- Ensuite To Master
- Four Bedrooms