



**Rose Forge
Worlington Road
Mildenhall**

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Rose Forge, Worlington Road, Mildenhall, IP28 7DX

Mildenhall is a small market town in Suffolk with fantastic transport links. The town has many amenities including a secondary school with a sixth form rated 'good' by Ofsted, two primary schools and a leisure centre with a swimming pool. The RAF bases of Lakenheath and Mildenhall are located close by which means that the investment into Mildenhall property is often a safe choice.

Rose Forge offers substantial accommodation in excess of 2900 Sq Ft and is ideal for equestrian use with separate paddock and stabling and the detached Forge ideal for any conversion subject to planning consents. The property enjoys 5 bedrooms, 2 with ensembles, 3 reception rooms and kitchen/breakfast room and has previously had planning approved for a detached double garage in the front garden. For sale with no upward chain attached.

Rose Forge is a well-proportioned, 5 Bedroom Bungalow with versatile living accommodation set in 3.5 acres set on the Mildenhall High town and Worlington borders

ENTRANCE HALL with access to the sitting room, kitchen and bedrooms

KITCHEN / BREAKFAST ROOM Large kitchen with room for a dining table and chairs, floor and wall units under laminate worktops. Electric oven with cooker hood above. Room for a large fridge/freezer.

UTILITY ROOM With space for a washing machine and dryer. Door leading to the rear garden.

SITTING ROOM with Bay window with front aspect, Brick fireplace with open fire.

SITTING ROOM Light and bright room with patio doors leading to the rear garden, leading out onto a decked dining area.

MASTER BEDROOM Spacious room with ample room for seating area with double aspect and large storage cupboards doorway leading to:

EN SUITE Fully tiled with walk in shower cubicle, wash basin mounted on vanity unit, WC, Heated towel rail and window to side aspect.

BEDROOM TWO Another large room divided with an arch which could work well as a guest suite with door leading to:

EN SUITE Part tiled with walk in shower cubicle, Hand wash basin inset vanity unit, concealed flush toilet.

BEDROOM THREE spacious room with window to front aspect.

BEDROOM FOUR spacious double room with window to front aspect.

BEDROOM FIVE Spacious double room with window to front aspect.

FAMILY BATHROOM spacious bathroom with tiled marble floor and half tiled walls. Freestanding bath and separate fully tiled walk-in shower room, heated towel rail, wash basin set on top of vanity unit and WC.

STUDY/STORAGE useful space with desk working area.

DINING ROOM/FAMILY ROOM versatile space which has a variety uses.

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Outside

Externally the property is approached by a long-gated gravel driveway allowing for ample off-road parking and a large front garden mainly laid to lawn. The driveway extends to the rear of the property to give further vehicular access to 'The Forge', stables, paddocks and menage. In total the property stands on a 3.5-acre plot. The Forge is a 700 sq. ft detached brick building with Kitchen and toilet. Ideal for equestrian purposes and those looking to run a small business.

SERVICES Gas fired central heating. Mains water, drainage, electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D

TENURE Freehold.

WHAT3WORDS doubts.sadly.superbly

EPC D

CONSTRUCTION Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

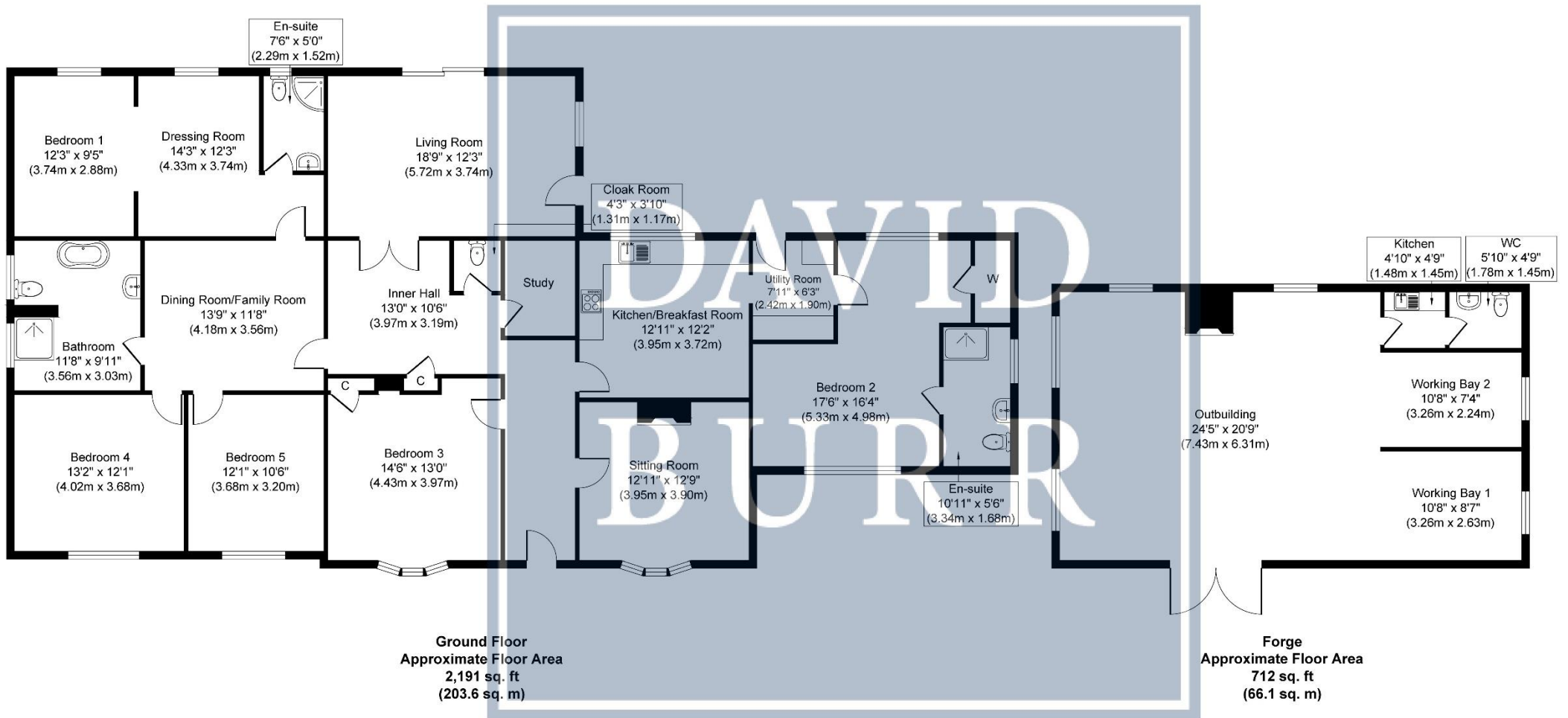
Phone Signal: Likely with EE, O2 and Vodafone.

VIEWING by prior appointment only through David Burr estate agents.

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