



Introducing
Conifer Close, Mildenhall

SOWERBYS

Upon entering the property, prospective tenants are welcomed into the entrance hallway which provides access to the ground floor accommodation and is home to a cloakroom - complete with wash basin and WC. The kitchen boasts an abundance of both cupboards/worktop space and is inclusive of integral electric oven, gas hob, washing machine and fridge freezer. The sitting room/dining room provides enough space for all traditional sitting and dining contents/furnishings with an understairs storage cupboard and patio doors leading out to the enclosed garden. Stairs located in the entrance hall lead to the first-floor accommodation, which is home to the bedrooms and the family bathroom. The primary bedroom within the property is a comfortable double room with space for all desired contents and furnishings. The second bedroom is a generous bedroom, and the third bedroom makes the ideal office/study for those working from home. To finish the first-floor accommodation, prospective tenants will find the family bathroom - featuring a bath with shower over, wash basin and WC.

The property has a lawned front garden with hedging and trees. A driveway, to the side, provides off road parking for two vehicles and access to the single garage. Gated side access lead prospective tenants to a fully enclosed garden, which is mostly laid to lawn and features a small patio area for outside entertaining.

The property is fired by gas central heating, has UPVC double glazing throughout and is available unfurnished long term.

MILDENHALL

Situated in the heart of the West Suffolk countryside, Mildenhall is a historic market town offering a wonderful balance of rural charm and modern convenience. Surrounded by open fields and woodland, the town is well known for its strong sense of community, rich heritage, and easy access to both countryside and key transport links.

At its centre, Mildenhall features a traditional market square, a variety of independent shops, and a selection of cafés, restaurants, and pubs.

The town retains much of its character, with notable landmarks including the beautiful 12th-century St. Mary's Church and the iconic Mildenhall Market Cross. Mildenhall is ideally positioned for commuters, with excellent road links via the A11 and A14, providing quick access to Cambridge, Bury St Edmunds, and Norwich. The nearby Mildenhall Hub is a modern, multi-purpose facility housing leisure, education, health, and community services — a unique offering for a town of its size.

Families are well served by local schools, including Mildenhall College Academy, while outdoor enthusiasts will enjoy the proximity to Thetford Forest, which offers extensive walking and cycling trails, as well as opportunities for wildlife spotting.

The town is also home to RAF Mildenhall and close to RAF Lakenheath, contributing to a dynamic and diverse local population.

Combining countryside living with everyday amenities and strong connections, Mildenhall continues to be a sought-after destination for those looking to enjoy life in one of Suffolk's most welcoming communities.

AGENT'S NOTES

No Pets
No Smoking
Unfurnished
Long Term Let
Gas Central Heating

COUNCIL TAX

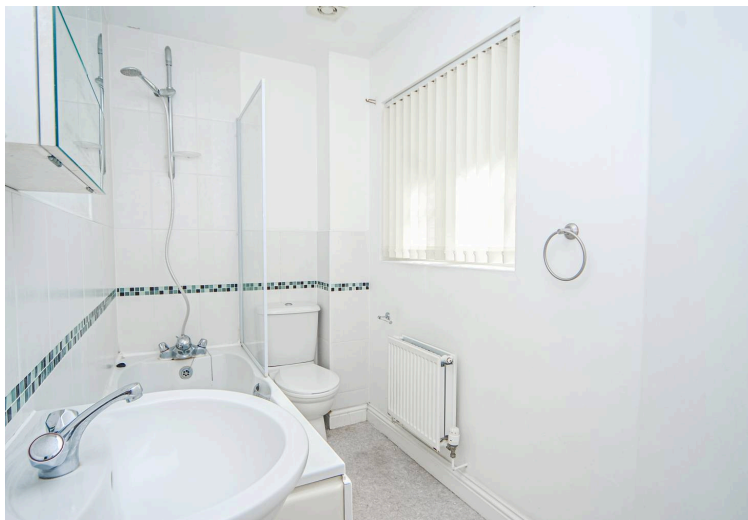
Band B

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///securing.juicy.occur](https://www.what3words.com/secure/juicy-occur)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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