





# 7a Macpherson Robertson Way

Mildenhall, Bury St. Edmunds

Tucked away in a quiet cul-de-sac on a highly regarded modern development, this beautifully presented two-bedroom home offers a rare combination of modern convenience, countryside views, and a peaceful setting just moments from the **Mildenhall Hub**.

The property has been **recently redecorated throughout**, creating a bright, fresh interior ready for immediate occupation. Perfect for first-time buyers, downsizers, or investors, this charming home enjoys a private rear garden backing onto **open fields**, along with **off-road parking for two vehicles**.

Council Tax band: B

Tenure: Freehold

## Entrance Hall

4' 0" x 1' 3" (1.22m x 0.39m)

Double glazed window to front, door to:

## Lounge

15' 3" x 11' 9" (4.64m x 3.57m)

Double glazed window to front, stairs to the first floor landing, carpet flooring, radiator, part glazed door to:







### **Kitchen**

11' 8" x 7' 9" (3.55m x 2.35m)

Fitted with a range of base and wall mounted units, roll edge work surface with inset 1.5 bowl stainless steel single drainer sink unit with mixer taps, tiled splash backs, built in oven with four ring gas hob and extractor hood over, space and plumbing for automatic washing machine, space for upright fridge freezer, wall mounted gas fired boiler supplying central heating and domestic hot water, radiator, double glazed window rear and obscure double glazed door to the garden.

### **Landing**

6' 0" x 4' 11" (1.84m x 1.49m)

Access to loft via hatch, radiator, doors to:

### **Bedroom 1**

11' 8" x 7' 10" (3.55m x 2.40m)

Double glazed window to rear, laminate wooden effect flooring, radiator.

### **Bedroom 2**

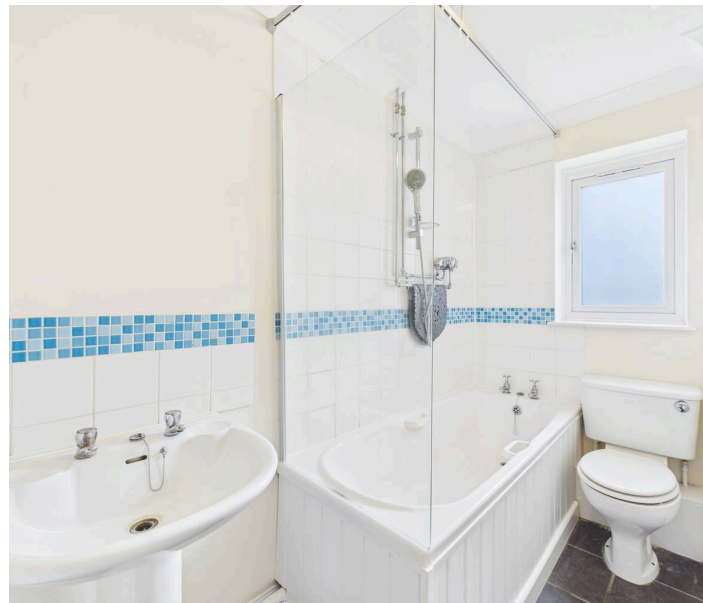
11' 10" x 6' 8" (3.60m x 2.03m)

Double glazed window to front, laminate effect wooden flooring, built in airing cupboard housing hot water tank, radiator.

### **Bathroom**

9' 0" x 4' 11" (2.75m x 1.50m)

Suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with separately plumbed shower unit over, glazed shower screen, extractor fan, radiator, tiled flooring, double glazed window to front.



Front Garden

The front gardens mainly laid to lawn with pathway to the front door

Rear Garden

There is a patio to the immediate rear of the property extending to the lawn, enclosed by fencing and with fimber shed there is a access gate to the rear.

Allocated parking

2 Parking Spaces

There is allocated parking for two vehicles opposite the property.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,744.56 per annum for 2024/25.

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