

47 Melbourne Drive Mildenhall IP28 7BP
£270,000

Balmforth
Estate Agents, Valuers & Letting Agents



DESCRIPTION

This stunning two bedroom (formerly three bedroom) detached bungalow occupies a prime position in Melbourne Drive and has had a comprehensive refurbishment carried out by the current owner. The property benefits from a refitted luxury kitchen which now opens up to a good sized dining area and large lounge giving a modern open living space. In addition the property has good sized gardens to the rear a single garage with electric door and plenty of parking to the front. The property has updated flooring, modern décor and is offered with no onward chain.

FEATURES

Tenure: Freehold

Parking: Garage and off street parking

Gardens: To front and rear

Heating: Gas central heating to radiators

Windows: Double glazed

Council tax band (2016/17): D- £1561.60

EPC rating band: D

Broadband: 15.5Mb Std.,Min. 57Mb Fibre

Optic (Estimated download speed by BT on postcode)

ACCOMMODATION COMPRISES:-

ENTRANCE HALL:

Spacious hall, leading to:

LOUNGE: 19'4" x 11'5" (5.89m x 3.48m)

DINING ROOM: 12'2" x 10'1" (3.71m x 3.07m)

KITCHEN: 15'8 x 8'1" (4.78m x 2.46m)

Granite work surface, butler style sink, integrated oven, integrated, electric, induction hob, over hob extractor, space for standard dishwasher, space for washing machine and space for fridge/freezer.

BEDROOM ONE: 15'2" (4.62m) reducing to 12'7" x 9'7" (3.84m x 2.92m)

With built-in wardrobe.

BEDROOM TWO: 15'2" (4.62m) reducing to 12'7" x 8'7" (3.84m x 2.62m)

With built in wardrobe.

SHOWER ROOM: 8'3" x 8' (2.51m x 2.44m) max

OUTSIDE:

Outside there is parking for up to four cars plus the garage. The front and rear gardens are mainly laid to lawn. The rear has a patio area leading from the dining room.

GARAGE: 17'11" x 10' (5.46m x 3.05m) max
Electric door and wooden pedestrian door.

LOCAL AREA:

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base

and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical market place offering a good range of shopping, education and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

VIEWING

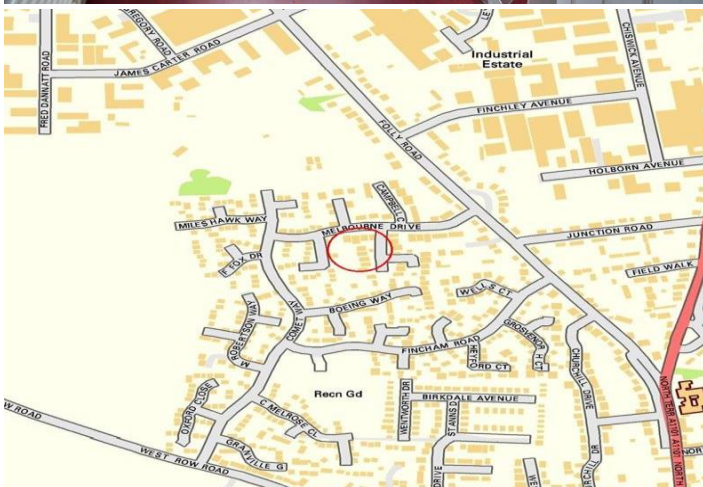
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

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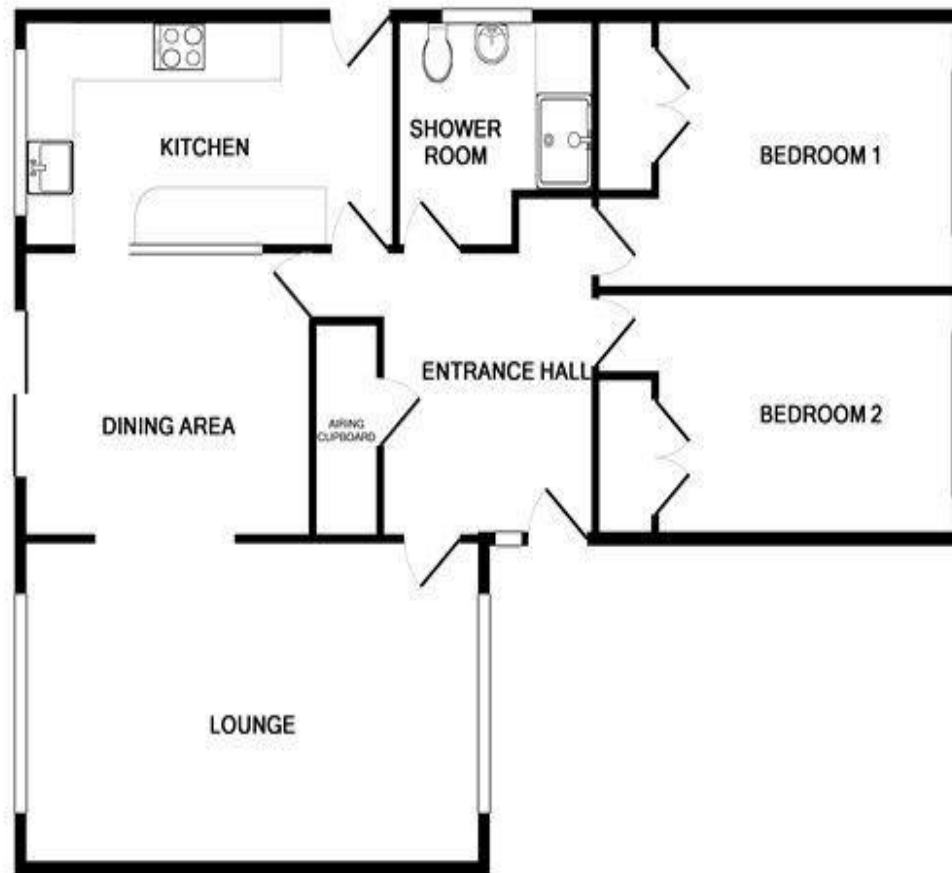
DIRECTIONS

From Mildenhall Market Place proceed along the High Street to the mini-roundabout and turn left into Queensway. Proceed along Queensway and take the last turn on the right hand side into Comet Way. On entering Comet Way take the last turning on the right hand side into Melbourne Drive and the property is located a short distance on the right hand side.



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TOTAL APPROX. FLOOR AREA 930 SQ. FT. (86.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>

DATA PROTECTION ACT 1998

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