16 Worlington Road Mildenhall IP28 7DY
£375,000
DESCRIPTION
Backings onto the River Lark and boasting elevated views to the rear towards the cricket ground, this bungalow is set back from the road by a long front garden and sweeping driveway. This four bedroom detached bungalow is believed to date back to 1939 and offers three reception rooms, kitchen, bathroom and a shower room. This property shows great potential as a renovation project and the current owners have planning for extension to rear and loft conversion which was granted under Forest Heath Ref: DC/15/0397/HH.

FEATURES
Tenure: Freehold
Parking: Carport and Driveway
Gardens: Front & rear
Heating: Oil central heating
Doors/windows: Mainly upvc double glazing
Council tax band: D £1,605.34
EPC rating band: F

THE ACCOMMODATION COMPRISSES:-
ENTRANCE PORCH: 6'2" x 4'4" (1.88m x 1.32m)
DINING ROOM: 18'11" (5.77m ) max reducing to 13'11" x 14'11" (4.24m x 4.55m) plus 86" x 8'1" (plus 2.59m x 2.46m) into bay window (note: there is an air raid shelter built into the floor)
LOUNGE: 20'7" x 15'2" (6.27m x 4.62m)
With woodburner, windows overlooking the rear garden and french doors to the side
KITCHEN: 18'3" x 9'9" (5.56m x 2.97m)
Wood laminate flooring, electric oven and hob, loft hatch, floor standing oil boiler. Open to:-

BREAKFAST ROOM/SUN ROOM: 11'4" x 9'8" (3.45m x 2.95m)
With windows overlooking the rear garden and door to the side and door to:-

SIDE PORCH : 5'9" x 2' (1.75m x 0.61m)
Leading out to the rear of the carport

HALLWAY: 20'6" x 4'2" (6.25m x 1.27m)
With recessed shelving

INNER HALLWAY: 8'10 x 3'10 (2.69m x 1.17m)

BEDROOM ONE: 17' (5.18m) into bay window reducing to 14' x 12'6" (4.27m x 3.81m)

BEDROOM TWO: 13'11" (4.24m) into bay reducing to 10'10" x 11'10 (3.3m x 3.61m)

BEDROOM THREE: 13'8" (4.17m) into bay reducing to 10'8" x 11'10" (3.25m x 3.61m)

BEDROOM FOUR: 14' x 7'9 (4.27m x 2.36m)

SHOWER ROOM: 5'1 x 4'8 (1.55m x 1.42m)
BATHROOM: 11'3" x 9'10" (3.43m x 3m)
Suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c.. airing cupboard.

OUTSIDE:
The property is set back from Worlington Road by a long front garden and sweeping driveway leading to the carport (note: the driveway is shared at the entrance). The rear garden is wide and leads down to the River Lark and with views across to the cricket ground on the opposing side of the river.

AGENTS NOTE: Current Vendors have Planning for rear extension and loft conversion granted under Forest Heath Ref: DC/15/0397/HH.

VILLAGE & 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
T: 01638 711171 E: mildenhall@balmforth.co.uk

DIRECTIONS
From Mildenhall Market Place proceed out of the Town along Mill Street. Proceed over the River Lark continuing along Worlington Road out of Mildenhall towards the village of Worlington. The property can be found on the right hand side, opposite "The Retreat" development, clearly identified by a Balmforth For Sale board.
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
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

FBM6575

22-26 High Street, Mildenhall, Suffolk, IP28 7EQ
Tel: 01638 711171
Email: mildenhall@balmforth.co.uk
www.balmforth.co.uk
TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.6 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.

Made with Metropix ©2017