



Thetford Road

Mildenhall, IP28

Price £375,000



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## Description

This stunning 3-bedroom detached bungalow combines modern upgrades with the charm of its natural surroundings. The expansive lounge-diner, bathed in natural light, serves as the heart of the home, seamlessly connecting to a modern kitchen with ample integrated storage. The three well-proportioned bedrooms include two with built-in storage, ideal for families or those needing space for hobbies. The contemporary bathroom, fitted with touch illuminated vanity mirror, complements the home's fresh, move-in-ready condition.

Step outside to a secure, enclosed rear garden, perfect for children, dogs, or summer barbecues. The garden, not overlooked, offers privacy and space for a large shed or greenhouse, while the new porcelain tiled patio catches the evening sun, creating an inviting space for alfresco dining. Surrounded by trees and filled with birdsong, the shaded property stays naturally cool and offers a tranquil escape. Just a 1-minute walk away, Mildenhall Woods (photographs included within listing) provides endless opportunities for scenic walks, ideal for families, dog owners or nature lovers.

The newly installed 160 m<sup>2</sup> resin driveway ensures easy access and ample parking for many cars, while the large garage presents an exciting opportunity for conversion or extension (subject to planning). The gas boiler has been recently serviced and a consumer board newly fitted.

Situated in a sought-after and well established neighbourhood, this bungalow is just 5 minutes from the A11, offering excellent connectivity to Cambridge (approx 23 miles) and beyond. Local shops (including corner shop at the bottom of the road), restaurants, and amenities are all within minutes including schools that are easily accessible. This is a rare opportunity to secure a forever home in a coveted neighbourhood.

## Measurements

L-Shaped Lounge/ Dining Room - 23'8" max x 16'9" max

Kitchen - 12'10" max x 8'11" max

Bedroom - 11'9" max x 10'5" plus depth of built in wardrobe

Bedroom - 11'9" max x 8'11" plus depth of recess

Bedroom - 9'11" x 9'6"

Family Bathroom - 8'10" x 6'2"

## Agents Note

There is a Tree Preservation Order (TPO) on the Oak tree within the front driveway.

Council Tax Band - West Suffolk, D.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(F2 plus) A	B	(F1-91) A	B
(B1-91) B	C	(B1-91) B	C
(B9-80) C	D	(B9-80) C	D
(D5-68) D	E	(D5-68) D	E
(D9-54) E	F	(D9-54) E	F
(D1-38) F	G	(D1-38) F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(G1-20) G		(G1-20) G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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