



# Robin Close

Mildenhall, IP28

Price £300,000

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## Description

Situated in the desirable cul-de-sac of Robin Close, Mildenhall, this attractive semi-detached home offers a perfect blend of comfort and modern living. Built in 1979, this three-bedroom home is ideal for families or those seeking a peaceful retreat in a vibrant market town.

Upon entering, you are welcomed by a spacious entrance hall that includes a convenient cloakroom. The generous lounge/diner provides an inviting space for relaxation and entertaining, while the modern kitchen is well-equipped for all your culinary needs.

Upstairs, you will find three well-proportioned bedrooms, each offering ample natural light and space for personalisation. The contemporary bathroom, along with a separate W.C., ensures convenience for family living.

Outside, the property boasts a beautifully landscaped rear garden, thoughtfully designed with a patio area and artificial lawn, perfect for outdoor gatherings or quiet evenings. Additionally, the property features a garage and a driveway with parking for multiple vehicles.

With its close proximity to local amenities and the charm of Mildenhall, this home presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this delightful property your own.

## Measurements

Entrance Hall

Cloakroom

Lounge/ Diner - 21' 7" x 10' 1"

Kitchen - 11' 6" x 6' 11" plus recess

Stairs to first floor landing

Bedroom 1 - 11' 3" x 10' 1" max

Bedroom 2 - 10' 2" x 10'

Bedroom 3 - 9' 7" x 6' 11"

Bathroom - 5' 9" x 5' 9"

Separate W.C

Garage - 15' 6" x 7' 10"

Council Tax Band - C

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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

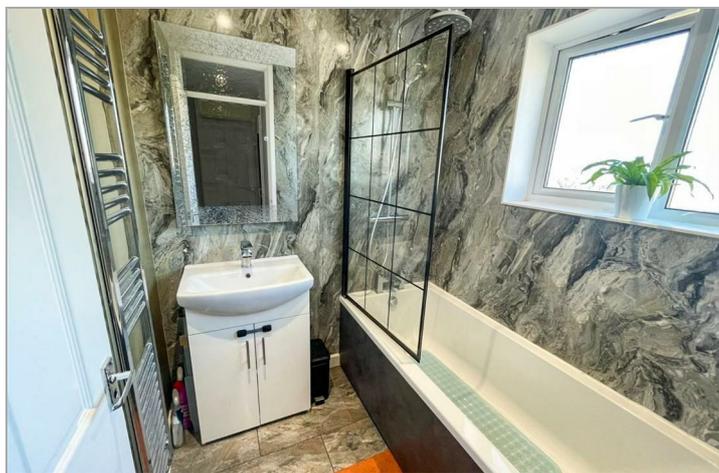
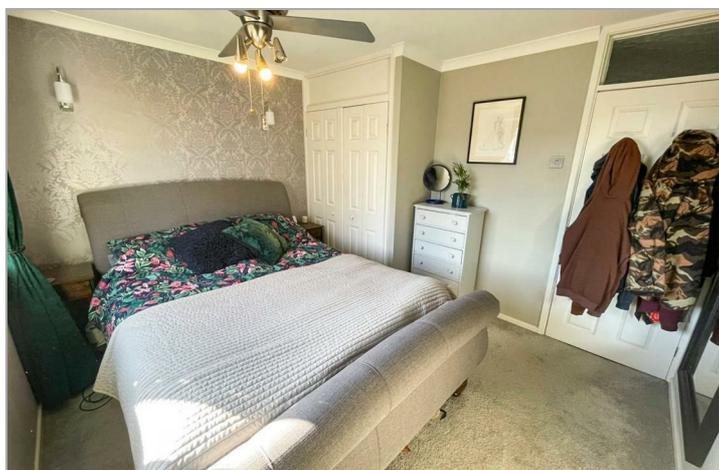
Tel: 01842 818282

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.

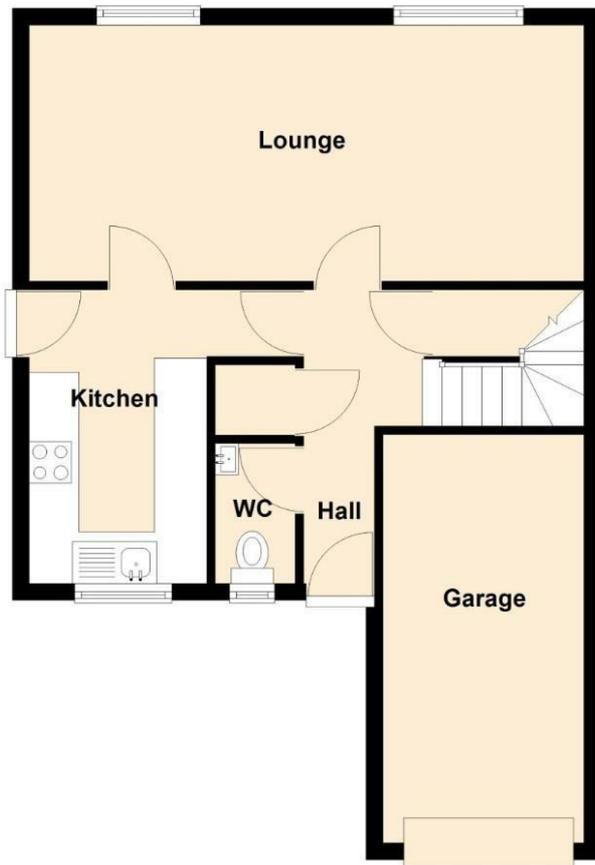
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





### Ground Floor



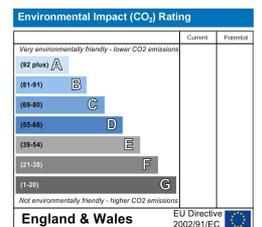
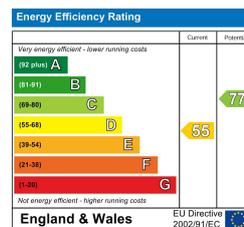
### First Floor



**15 Robin Close, Mildenhall**

### Viewing

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.