



22 Mill Street, Bury St. Edmunds, IP28 7DP

**CHEFFINS**



## 22 Mill Street

Mildenhall, Bury St. Edmunds,  
IP28 7DP

- Minimum 12 Month Tenancy
- Detached House
- Town Centre Location
- Driveway and Parking

An impressive detached property standing in a non-estate location and offering spacious accommodation. The property sits within close proximity to the town centre and local amenities. The house is Grade II listed and offers 3 large reception rooms, 6 bedrooms (2 with ensuite), large open plan kitchen/dining room and separate utility room. Further benefits include beautifully maintained gardens with gated entrance, swimming pool facilities with jacuzzi, steam room, changing room with showers. EPC: D, Council Tax Band F

6 3 3

£4,000 PCM







## LOCATION

Mildenhall is a market town with a good range of shopping, education and leisure services together with many local places of historical interest. The town is located about a mile from the A11 which gives access to Thetford and Norwich and Newmarket, Cambridge and London via the A14 and A11.

## ENTRANCE HALL

with entrance door tiled flooring, built-in cupboard, radiator, window to the side aspect.

## CLOAKROOM

with low level WC, hand basin with mixer tap, tiled floor, extractor fan.

## INNER HALLWAY

with stairs leading to the first floor, feature fireplace, 2 windows to the side aspect.

## FAMILY ROOM

with fireplace with cast iron grate and wood surround, oak wood flooring, built-in cupboard, radiator, window to the side aspect.

## DINING ROOM

with a fireplace with timber mantle and surround, tiled hearth, oak wood flooring, radiator, window to the side aspect.

## SIDE HALLWAY

with door leading to the outside, stairs leading to the first floor.

## SITTING ROOM

with a fireplace with tiled hearth and surround, timber mantle, oak wood flooring, 2 radiators, bay window to the rear aspect, window to the side aspect.

## KITCHEN/BREAKFAST ROOM

with a well equipped modern fitted kitchen comprising 1.5 bowl sink inset to granite worktops and upstands with mixer tap, range of fitted base and wall mounted cupboards, integrated twin ovens, 5 ring ceramic hob with stainless steel extractor hood over, integrated microwave and dishwasher, vertical radiator, recessed ceiling spotlights, window to the front aspect, breakfast area with further sink inset to worktops with mixer tap, fitted base cupboards, vaulted ceiling, recessed ceiling spotlights, radiator, velux window to the side aspect, further window to the side and stable door leading to the garden.

## UTILITY ROOM

with a ceramic sink, worktops, space and plumbing for washing machine, airing cupboard with hot water cylinder, Viessmann boiler, radiator, velux window to the side, further window to the side aspect and stable door leading to the garden.

## FIRST FLOOR

### GALLERIED LANDING

Split level with a vertical radiator, roof light, window to the side aspect.

## BEDROOM 1

with a range of fitted wardrobes, feature fireplace, 2 radiators, windows to the side and rear aspects.

## ENSUITE SHOWER ROOM

with a shower cubicle, hand basin with mixer tap, cupboard storage under, low level WC, extractor fan, radiator, recessed ceiling spotlights, window to the side aspect.

## BEDROOM 2

with a range of fitted wardrobes, radiator, window to the side and rear aspects.

## ENSUITE SHOWER ROOM

with a shower cubicle, hand basin with mixer tap, cupboard storage under, low level WC, tiled flooring, extractor fan, recessed ceiling spotlights.

## BEDROOM 3

with built-in cupboard, radiator, window to the side aspect, access to:

## PLAYROOM / NURSERY / DRESSING ROOM

with radiator, windows to the front and side aspects.

## BEDROOM 4

with built-in cupboard, radiator, window to the side aspect, door leading to:

## DRESSING ROOM

with radiator, window to the side aspect.

## SIDE HALLWAY

with built-in cupboard, window to the side aspect.

## STUDY

with built-in desk and cupboard storage, radiator, window to the side aspect.

## FAMILY BATHROOM

with a bath with mixer tap and shower attachment, hand basin with mixer tap and cupboard storage under, low level WC, ladder style heated towel rail, wall mounted mirror with integral lighting, recessed ceiling spotlights, window to the rear aspect.

## SECOND FLOOR LANDING

with built-in cupboard.

## BEDROOM 5

with sloping ceilings, radiator, window to the side aspect.

## BEDROOM 6

with sloping ceilings, built-in cupboard, radiator, window to the side aspect, access to:

## DRESSING ROOM

with a window to the front aspect.

## OUTSIDE

To the front of the property is a driveway with ample parking.

To the right hand side of the property is a gated garden well maintained with a wealth of established shrubs.

## ANNEXE

## HALLWAY

with a pair of French doors to the front, window to the side aspect.

## CLOAKROOM

with low level WC, hand basin with mixer tap.

## SITTING ROOM

with a pair of French doors to the front aspect, window to the rear aspect.

## GAMES ROOM

with a vaulted ceiling, windows to the side and rear aspect.

## POOL ROOM

with a heated swimming pool, vaulted ceiling, sliding doors overlooking the garden, seating area with sink, worktops and tiled splashbacks.

## REAR HALLWAY

Leading to 2 changing rooms and a cloakroom with low level WC, pedestal hand basin and a shower room with a tiled shower cubicle, sauna and plant room.

## Agents Note:

There will be additional costs associated with the property such as:

Regular garden maintenance and clearing of guttering.

Twice yearly external window cleaning.

Pool and sauna areas maintenance.

Air conditioning servicing.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



£4,000 PCM  
Council Tax Band - F  
Local Authority - West Suffolk Council







Clinton House, 22, Mill Street, Mildenhall, IP28 7DP





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.