



**Woodlands Way, Mildenhall IP28 7JF**

**welcome to**

## **Woodlands Way, Mildenhall**

A well proportioned chalet bungalow situated a cul-de-sac position towards the outskirts of the town offering three bedrooms, dual aspect living room, attractively landscaped rear garden, garage and driveway - offered to the market with no onward chain.

### **Entrance Hall**

With radiator, stairs leading to first floor with storage alcove beneath, doors to:

### **Living Room**

With two radiators, feature fireplace, patio doors to front garden, patio doors to conservatory and opening to:

### **Bedroom Three/Office**

With radiator and dual aspect with double glazed windows to front and rear aspects.

### **Conservatory**

Of UPVC construction with power and light within, windows to three sides, door to side and door to rear.

### **Cloakroom/W.C,**

Fitted with a suite comprising low level w.c, vanity wash hand basin with storage cupboards beneath, double glazed window to rear.

### **Kitchen/Breakfast Room**

With a fitted range of base units and drawers with work surfaces over to three sides, inset one and a half bowl stainless steel sink with mixer tap over, built in eye level oven with separate gas hob and chimney style extractor over, space for large fridge/freezer, storage cupboard, radiator, double glazed windows to side and rear aspects, door to side.





### **First Floor Landing**

With two storage cupboards, loft access and doors to:

### **Bedroom One**

With two radiators, large built in wardrobe, eaves storage, restricted head height and dual aspect with double glazed windows to front and rear aspects.

### **Bedroom Two**

With radiator, eaves storage, restricted head height and double glazed window to front aspect.

### **Shower Room**

Fitted with a suite comprising large shower enclosure, inset twin wash hand basins with mixer taps over and storage drawers and cupboard, low level w.c, radiator, restricted head height and double glazed window to rear.

### **Outside**

To the front of the property is a driveway leading to the garage with the remainder being laid to lawn. The rear garden is attractively landscaped with winding pathways through established flower and shrub beds. There is a patio area ideal for entertaining.

### **Agents Note**

We are aware that there is a Tree Protection Order in place. Please contact the branch for more details.



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## Woodlands Way, Mildenhall

- No Onward Chain
- Dual Aspect Living Room
- Three Bedrooms
- Landscaped Gardens
- Conservatory

Tenure: Freehold  
EPC Rating: Awaited  
Council Tax Band: C

guide price

**£325,000**



Ground Floor

First Floor

Total floor area 139.6 m<sup>2</sup> (1,503 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



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Property Ref:  
MDH108732 - 0002

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william h brown



**01638 713274**



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.  
EDMUNDS, Suffolk, IP28 7EQ



**williamhbrown.co.uk**