



**Croft Place, Mildenhall IP28 7LN**

**welcome to**

## **Croft Place, Mildenhall**

A rare opportunity to acquire a detached individual build detached house situated within walking distance to the town centre offering three bedrooms, two bathrooms, double garage/workshop and attractive gardens - offered to the market with no onward chain.

### **Entrance Hall**

With radiator, stairs leading to first floor with storage cupboard beneath, double glazed window to front aspect and doors to:

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

Fitted with a suite comprising low level w.c, wall mounted wash hand basin, built in storage cupboard and extractor.

### **Kitchen/Breakfast Room**

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in mid level oven, separate gas hob with extractor over, space for dishwasher and under counter fridge, two radiators, double glazed windows to front, side and rear aspects, door to:

### **Utility Room**

With a fitted range of base units with work surface to over one side, inset stainless steel sink and drainer unit, spaces for washing machine and tumble dryer, radiator, double glazed window to rear aspect and door to rear garden.

### **Living Room**

With two radiators, feature fireplace, three double glazed windows to side aspect and sliding patio doors to rear garden.





### **First Floor Landing**

With storage cupboard, loft access, sky light and doors to:

### **Bedroom One**

With radiator, built in wardrobes and double glazed windows to side and rear aspects.

### **Bedroom Two**

With radiator, built in wardrobes and double glazed windows to side and rear aspects.

### **Bedroom Three**

With radiator, built in wardrobes and double glazed windows to side and front aspects.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c, vanity wash hand basin with storage cupboards beneath, radiator, extractor and sky light.

### **Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, storage cupboard, extractor and sky light.

### **Outside**

To the front of the property there are gardens laid to mature shrubs and plants with a driveway leading to double gates. The gates open to a continuation of the driveway providing ample off road parking. The remainder of the garden is laid to lawn with a selection of established shrubs, plants and trees. Within the garden is a garage/workshop with barn style doors.

### **Agents Notes**

1. The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.
2. There is an easement on the title, please enquire with the branch.



***view this property online*** [williamhbrown.co.uk/Property/MDH108851](http://williamhbrown.co.uk/Property/MDH108851)



welcome to

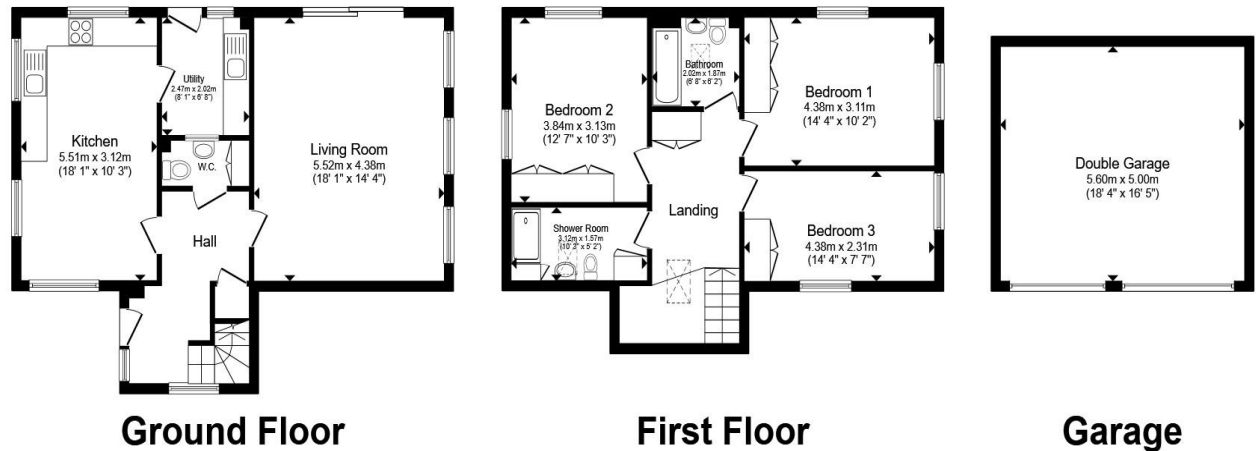
## Croft Place, Mildenhall

- No Onward Chain
- Individual Built House
- Close to Town Centre
- Double Aspect Living Room
- Three Bedrooms

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

guide price

**£350,000**



Total floor area 144.6 m<sup>2</sup> (1,556 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)



view this property online [williamhbrown.co.uk/Property/MDH108851](http://williamhbrown.co.uk/Property/MDH108851)



Property Ref:  
MDH108851 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01638 713274**



Mildenhall@williamhbrown.co.uk



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



**williamhbrown.co.uk**