



## Laburnum Avenue

Mildenhall, IP28

Offers over £230,000



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## Description

This STUNNING BUNGALOW enjoys an enviable position within a SOUGHT AFTER CUL DE SAC location and is situated in close proximity to the picturesque Thetford Forest. The property has been thoughtfully updated throughout in recent years to include a new LPG gas central heating system and electrical fuse board, as well as a replacement kitchen and family bathroom.

It is also worth noting that the bungalow benefits from having PLANNING PERMISSION GRANTED for an impressive loft conversion, further details of which can be found on the West Suffolk planning portal under application no. DC/23/1462/HH.

Downstairs the bungalow comprises a commodious entrance hall which includes a useful storage cupboard, a coat cupboard as well as a large access hatch into the loft space above. There is a bright, spacious lounge/ dining room which leads immediately into a contemporary kitchen.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl ceramic sink and drainer, INTEGRATED washing machine and fridge freezer as well as ample space for a cooker, with an extractor hood fitted over. There is also an external door which leads outside to an attractive decking area which is ideal for seating/ entertaining.

There are two bedrooms which both benefit from a built in wardrobe, whilst the internal accommodation is concluded by a modern family bathroom comprising W.C, wash hand basin and bath with shower attachments over.

Outside the bungalow enjoys ample off street parking for three vehicles beside one another on a block paved driveway. There is an attractive, low maintenance rear garden which features two decking areas, each covered by wooden pergolas, one of which is covered for use year round, plus a modern patio and a small lawn area for ease of maintenance. There is also a rear access gate.

The decking area immediately outside the kitchen door includes a brick built pizza oven which concludes a fantastic space for entertaining friends and family!

The property is served by an LPG gas central heating system and the combination boiler can be found in the loft.

## Measurements

Entrance Hall - 15'6" max x 5'6" max

Lounge/ Dining Room - 15'3" x 10'9"

Kitchen - 11'8" x 7'7"

Bedroom - 11'10" x 9'8"

Bedroom - 9'00" x 7'7"

Bathroom - 6'6" max x 5'5" max

## Agents Note

Council Tax Band - West Suffolk, A.

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.

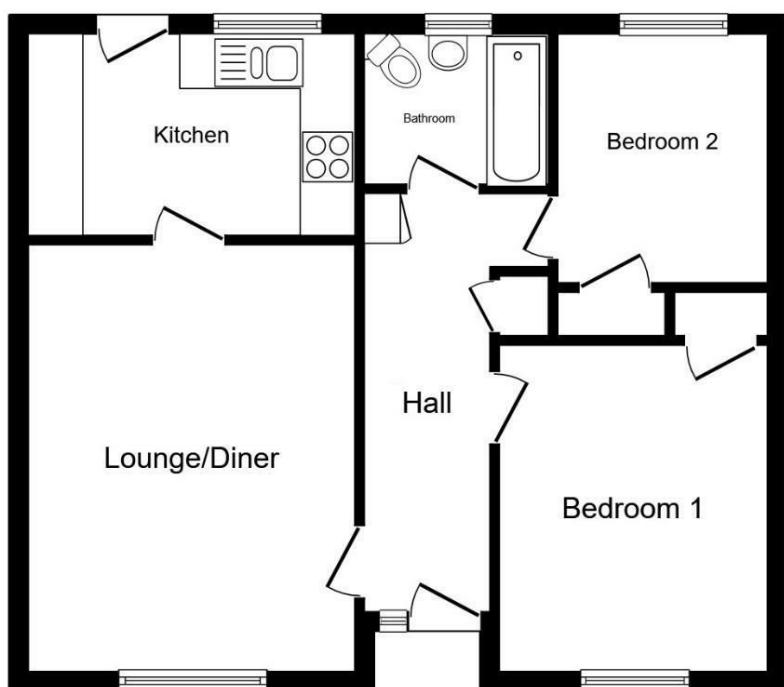
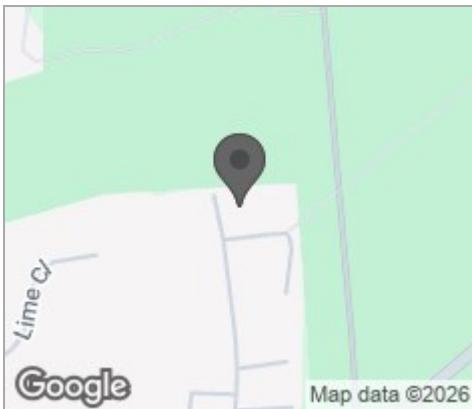
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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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