



Woodlands Way

Bury St. Edmunds, IP28

Guide price £280,000



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Description

Guide Price £280,000 - £290,000. This SPACIOUS FAMILY HOME offers VERSATILE ACCOMMODATION in a sought-after CUL DE SAC location on the outskirts of Mildenhall and benefits from EXCELLENT TRANSPORT LINKS via the nearby dual carriageway, providing convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction. The house is also within walking distance of the picturesque Mildenhall Woods offering endless opportunities for scenic walks, ideal for families, dog owners or nature lovers.

Upon entering the house you will find a stunning, contemporary kitchen/ breakfast room which is a fantastic feature within this beautiful home and includes a range of wall and base level units, stainless steel sink and draining board, useful pantry storage cupboard plus an integrated fridge freezer, dishwasher and cooker with induction hob and extractor hood fitted over. There is also space for an integrated washing machine plus a separate utility room which provides further space for appliances and an external door leading outside to the driveway.

There is a large lounge/ dining room at the rear of the house which extends to over 18ft and includes an air conditioning unit, as well as a second sitting room which enjoys patio doors overlooking an attractive rear garden.

Upstairs the property includes four bedrooms, three of which also boast air conditioning units, as well as an over stairs storage cupboard in the largest bedroom. There is also a family bathroom which comprises W.C, wash hand basin, bath with a shower fitted over and a heated towel rail.

There is an external door from the lounge which leads outside into part of the garden which is laid to lawn and generally used as a space for the family dogs, whilst the remainder of the garden is accessible from the second sitting room and features an impressive porcelain patio, lawn and useful

storage shed. The property also benefits from driveway off street parking.

Measurements

Kitchen/ Breakfast Room - 15'00" max x 12'2" max

Lounge/ Dining Room - 18'4" x 12'2"

Second Sitting Room - 16'11" max x 9'6" max

Utility Room - 10'00" max x 9'5" max

Cloakroom W.C - 5'5" x 2'10"

Bedroom - 12'6" x 9'8"

Bedroom - 9'7" max x 8'5" max

Bedroom - 11'2" max x 9'00" max

Bedroom - 9'00" max x 8'00" max

Family Bathroom - 6'3" x 5'6"

Agents Note

There is a maintenance charge of approx. £40.00 per year which is payable to Woodlands Way Residents Association.

Council Tax Band - West Suffolk, C.

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.

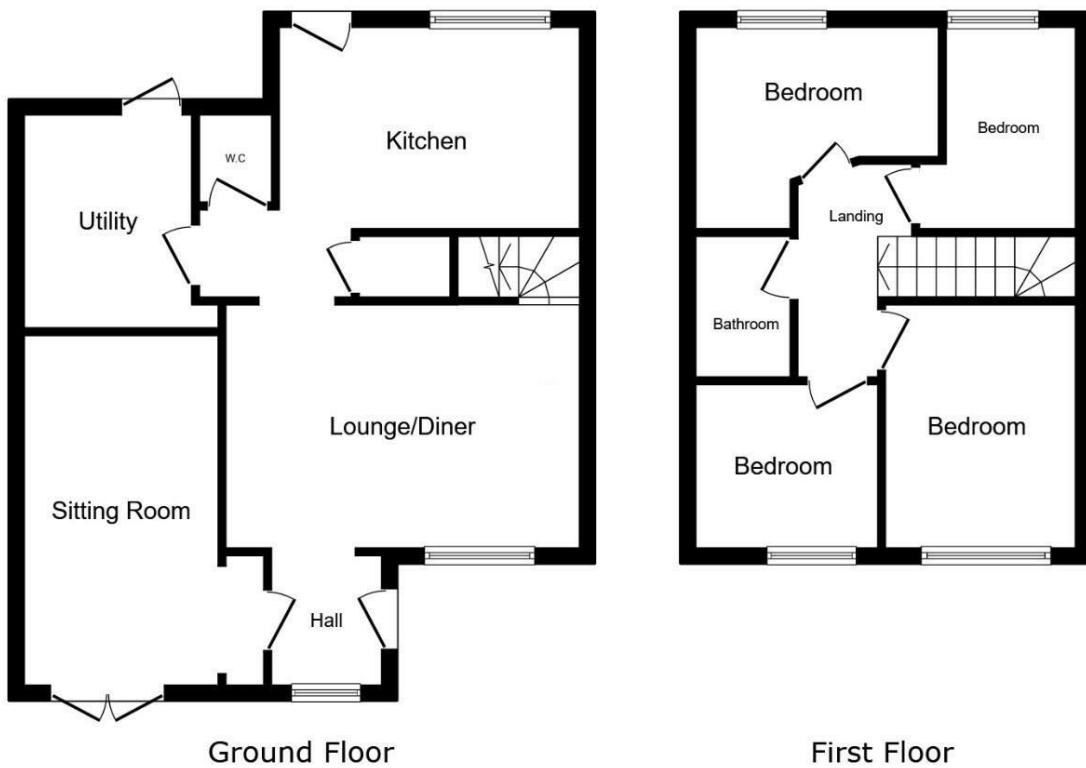
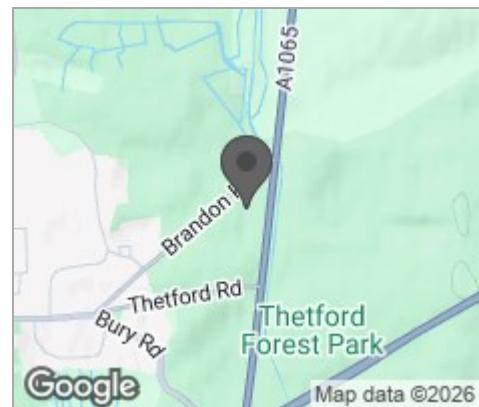
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

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 | | Environmental Impact (CO ₂) Rating | |
|---|--|---|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (F2 plus) A | | | |
| (61-91) B | | 81 | |
| (59-80) C | | 62 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK