



# Field Walk

Bury St. Edmunds, IP28

Guide price £260,000

2 1 1 D

A set of four icons representing property features: a bed icon followed by the number '2', a bathtub icon followed by the number '1', a sofa icon followed by the number '1', and a dining table icon followed by the letter 'D'.

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## Description

Guide Price £260,000 - £270,000.

This superb, detached bungalow enjoys a sought-after location upon a private road, within close proximity to Mildenhall town centre and its amenities, and has been meticulously well-maintained to include a recent boiler service (November 2025) as well as an Electrical Installation Condition Report (EICR) valid until 2030.

Upon entering the bungalow you will find a welcoming and spacious entrance hall which includes an airing cupboard, housing the hot water cylinder.

There is a generous sized L-shaped lounge/ dining room with front and side dual aspect windows, allowing natural light to flood the living space, and overlooking the front driveway.

The property includes a contemporary kitchen, fitted with a range of slow-close wall and base level units, sink and drainer unit, integrated cooker and electric hob with an extractor hood fitted over plus ample space for an undercounter fridge. The kitchen is also home to the oil boiler, as well as pull out corner storage solutions within the base level units, and enjoys undercounter lighting beneath the wall units.

There is a separate conservatory/ utility room with a door leading outside, plus space for a washer/ drier and under counter freezer. The appliances may also be available under separate negotiation.

The internal accommodation is concluded by two bedrooms and a shower room, comprising W.C, wash hand basin, heated towel rail and a shower cubicle with a wall mounted electric shower.

The bungalow is situated off of a private road and enjoys a generous tarmac driveway providing off street parking for four cars, in addition to a car port and garage, with electric front

door. There is also a fully enclosed, low maintenance rear garden with gates to both sides of the property as well as a low level gate enclosing part of the driveway beneath the car port and in front of the garage.

The property is served by an oil fired central heating system and the oil tank is also located within the rear garden.

## Measurements

L-Shaped Lounge/ Dining Room - 21'1" max x 13'1" max

Kitchen - 10'1" x 9'9"

Conservatory/ Utility - 11'7" x 11'5"

Bedroom - 10'10" max (7'4" min) x 9'11" (plus depth of freestanding wardrobe)

Bedroom - 9'10" x 6'9"

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

Garage - 17'3" max x 8'11" max

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Agents Note

Council Tax Band - West Suffolk, B.

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.

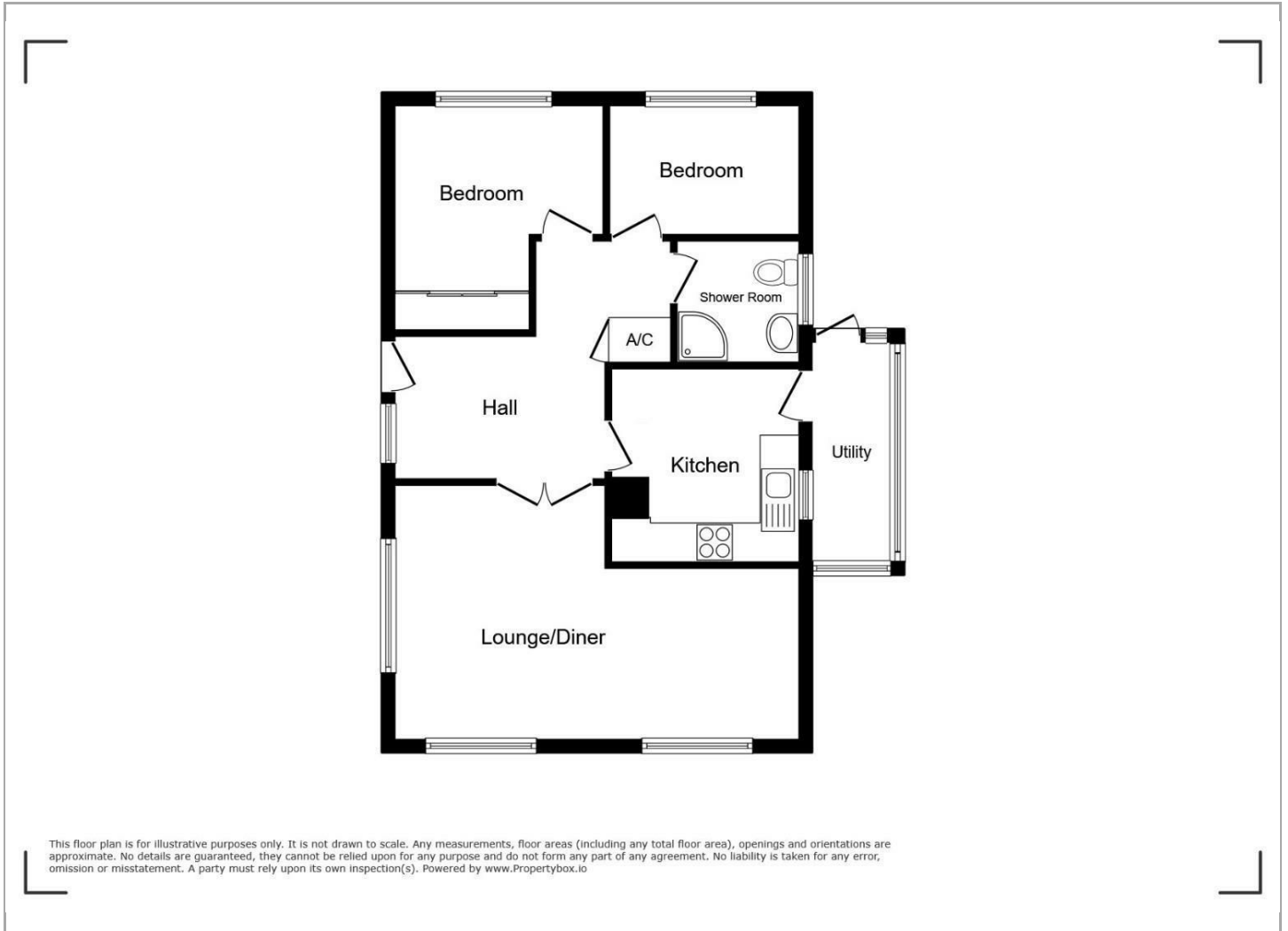
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

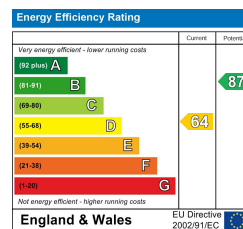
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Mildenhall Office on if you wish to arrange a viewing appointment for this property or require further information.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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