MOLYNEUX
ESTATE AGENTS



# Woodlands Way

Mildenhall, IP28

Price £280,000

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### Description

This delightful link-detached family home occupies a generous plot on the ever-popular Woodlands Way estate, offering excellent transport links via the nearby dual carriageway, as well as easy access into Mildenhall Town. The property benefits from a recently installed Viessmann combi boiler (2022) and radiators replaced throughout (2020).

Upon entering the property you are greeted by a welcoming entrance hallway, providing space to remove coats and shoes, which opens directly into the spacious open plan lounge and dining room. The lounge, complete with feature fireplace, enjoys a large front-facing window, whilst patio doors in the dining room overlook the impressive rear garden and allow natural light to flood throughout the space.

The fully fitted kitchen is conveniently accessed from the entrance hallway and features an attractive archway leading through to the dining room, continuing the sense of openness throughout the ground floor. The well-appointed kitchen features a range of stylish soft-close wall and base units, complemented by a 1.5-bowl composite sink with drainer, a freestanding cooker and space for a dishwasher. An internal door provides access to the garage, offering additional space for appliances and useful storage. The ground floor also benefits from a convenient cloakroom comprising a WC and wash hand basin. An exterior door to the rear garden is located adjacent to the cloakroom.

Upstairs, the property includes three well-proportioned bedrooms, the primary of which features a built-in double wardrobe and large window to the front, whilst the second boasts ample space for a double bed and extra furniture, with a large window overlooking the rear. The third bedroom houses the recently installed Viessmann combi boiler which services the gas central heating system. There is a family bathroom which comprises bath, tiled to full height and with shower attachment, WC and hand wash basin, as well as towel heater. A loft hatch in the upstairs landing, complete with fitted ladder, provides access to the boarded loft space, further enhancing the storage available.

In addition to the main living accommodation, the property includes a well-maintained front garden plus garage, with modern electric door, and driveway, providing plentiful parking. The substantial rear garden is predominantly laid to lawn, with a tidy patio area, and is fully enclosed. Two timber sheds are included along with five handy water butts, providing excellent water storage for garden use. There is a side access gate to the front of the property.

### Measurements

Kitchen - 9'11" x 9'5"

Living Room - 14'6" x 11'6"

Dining Room - 11'0" x 9'10"

WC - 5'2" x 4'2"

Bedroom 1 - 14'7" x 12'1"

Bedroom 2 - 14'7" x 9'7"

Bedroom 3 - 9'1" x 8'0"

Bathroom - 7'10" x 5'5"

### Identification and Anti-Money Laundering

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. Our compliance partner, Coadjute, 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, 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.





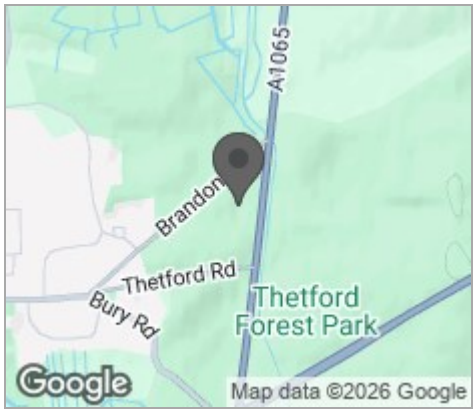










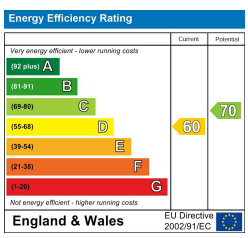


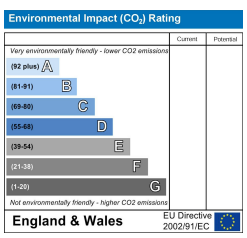




## Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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