



**109 Folly Road
Mildenhall**

**DAVID
BURR**



Mildenhall is a small market town in Suffolk with fantastic transport links. The town has many amenities including a secondary school with a sixth form rated 'good' by Ofsted, two primary schools and a leisure centre with a swimming pool. The RAF bases of Lakenheath and Mildenhall are located close by which means that the investment into Mildenhall property is often a safe choice.

A deceptively large and hugely versatile four-bedroom detached bungalow measuring over 2,400 sq.ft of accommodation, as well as an indoor swimming pool, on a spacious and established plot. The property is well-presented throughout offering two reception rooms, four bedrooms, four bathrooms and two offices. Externally boasting gated driveway parking, a detached garage and beautifully established gardens.

A large and versatile four-bedroom detached property with a large plot and indoor swimming pool.

ENTRANCE HALL Door to front aspect and loft access.

SITTING ROOM Window to front aspect and an open fireplace.

KITCHEN Stylishly fitted with kitchen units and drawers with stone worktops over and an inset double sink and drainer. Space and plumbing for appliances and an inset AGA. Window through to the swimming pool and open to the:

DINING ROOM Window to side aspect and sliding doors leading to the indoor swimming pool.

MASTER BEDROOM Bay window to front aspect and an **ENSUITE** fitted with a shower cubicle, WC, heated towel rail, His-and-Her's vanity sink units and window to front aspect.

BEDROOM 2 Fitted wardrobe and bay window to rear aspect.

BEDROOM 3 Window to front aspect.

STUDY / BEDROOM 4 Windows to rear and side aspect, French doors leading to the indoor swimming pool and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, WC, heated towel rail and window to rear aspect.

Detached Offices

Situated in the north-west corner of the plot and offering an abundance of versatility.

OFFICE 1 Window to side aspect.

OFFICE 2 Window to side aspect and air conditioning.

SHOWER ROOM Fitted with a shower cubicle, wash hand basin, WC and window to side aspect.

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WORKSHOP Windows to front and side aspects and a door leading to the rear garden.

Outside

The property is approached through metal gates opening to the large paved driveway that provides parking for several vehicles and access to the **DETACHED GARAGE**. The remaining front aspect is a mature vegetable garden. The rear garden is wonderfully established and predominately lawned with a pond, **HOT-TUB** within the summer house (which is subject to separate negotiations), paved pathways and seating areas and a wonderful selection of mature shrubs, plants and trees throughout.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D.

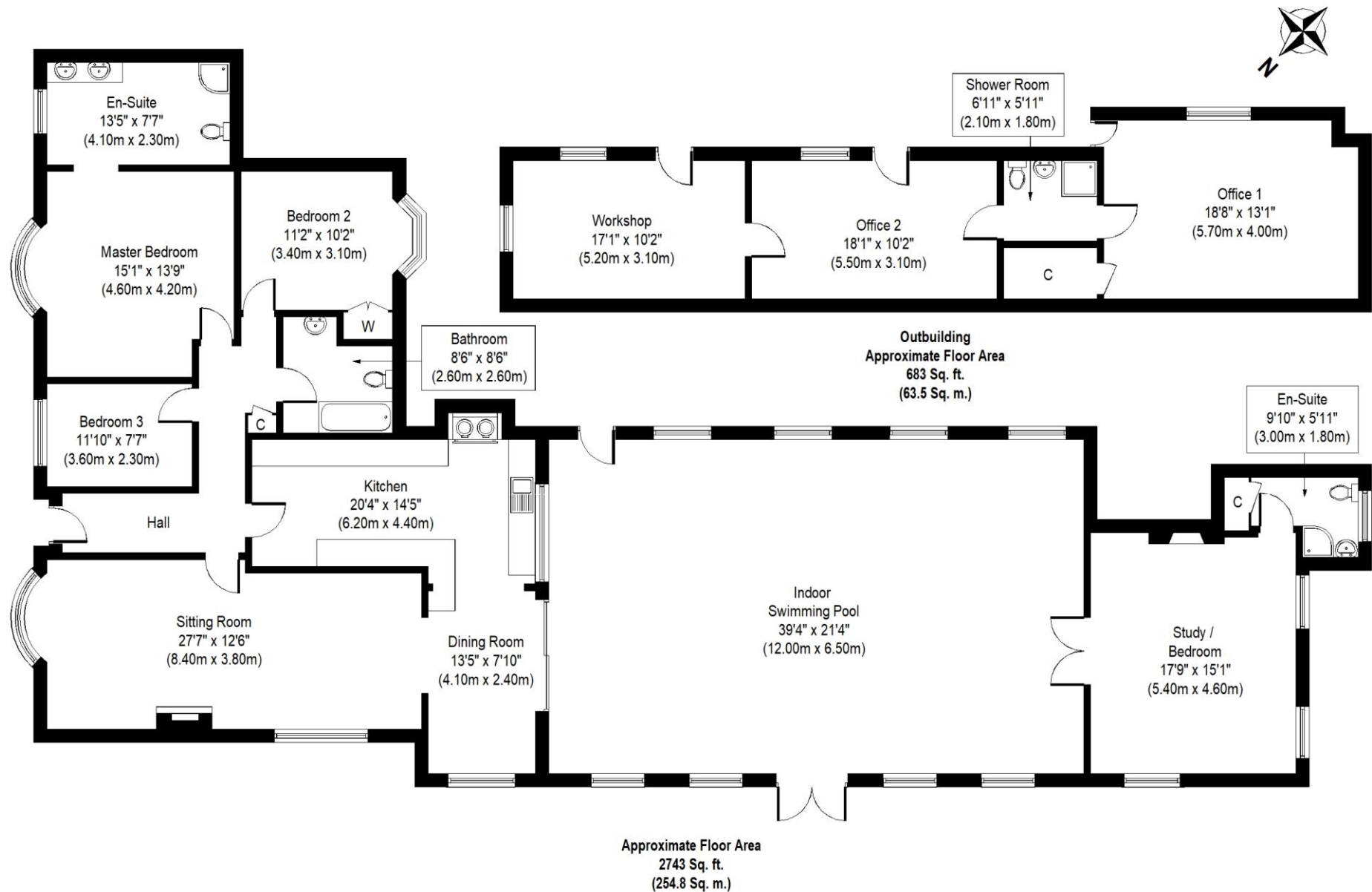
TENURE Freehold.

WHAT3WORDS resonated.equipment.spouse

EPC D.

VIEWING by prior appointment only through David Burr estate agents.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

