

8 Heyford Court Mildenhall IP28 7DQ
£340,000

Balmforth
Estate Agents, Valuers & Letting Agents



DESCRIPTION

Situated in a corner position of Heyford Court, is a secluded modern cul-de-sac and yet a few minutes walk to the town centre. This detached bungalow offers three double bedrooms with en-suite shower room to the master bedroom, two reception rooms, kitchen/breakfast room, and lean to/garden room with mature gardens to the side and rear of the property, a good sized driveway leading to double garage and gas fired central heating.

In 2010 the property had extensive upgrading to include upvc double glazing, re-fitted kitchen and refitted bathroom. In addition, the property is offered with no onward chain.

ACCOMMODATION COMPRISES:-

ENTRANCE HALL:

Upvc front door leading into entrance hall with storage cupboard, loft hatch, coved ceiling, wall mounted thermostat control, radiator, doors through to the lounge, kitchen, bedrooms and bathroom.

LOUNGE: 15'7 x 11'9 (4.75m x 3.58m) max of 14' (4.27m) into bay window

Coved ceiling, wall light point, brick built fireplace with tiled hearth, bay window to front, radiator, tv point, archway through to:-

DINING AREA: 9'3 x 8'8 (2.82m x 2.64m)

Coved ceiling, radiator, double glazed sliding patio doors leading through to the lean to/garden room, serving hatch through to:-

KITCHEN: 13'2 x 9'6 (4.01m x 2.9m)

Upgraded kitchen with range of white base and eye level units. Ceramic hob with extractor over, and units under, 1 1/2 bowl inset stainless steel sink with swan neck mixer tap, tiled splashback, window to rear, inset gas hob, built in electric oven under, space and plumbing for washing machine, space for fridge/freezer, radiator, Vaillant gas wall mounted boiler, water softener and door leading out to rear garden.

LEAN TO/GARDEN ROOM: 10'1 x 6'5 (3.07m x 1.96m)

With sliding doors to the rear garden.

MASTER BEDROOM: 12'9 to back of built in wardrobes x 11'8 (3.89m x 3.56m)

Built in wardrobe with four sliding doors, hanging rail and shelving, window to side, tv point, radiator, telephone point, door to:-

EN-SUITE: 5'8 x 5'7 (1.73m x 1.7m)

Window to rear, shower cubicle, handwash basin with mixer tap, low level wc, shaver point, radiator.

BEDROOM TWO: 14'5 to back of built in wardrobe x 8'7 (4.39m x 2.62m)

Built in wardrobe with sliding doors, hanging rail and shelving, radiator, window to side.

BEDROOM THREE: 11'2 x 8'9 (3.4m x 2.67m)

Window to front, radiator.

FAMILY BATHROOM: 7' x 5'8 (2.13m x

1.73m)

Panelled bath with mixer tap, shower over and glass screen, pedestal washbasin with mixer tap, low level wc, tiled splashback to bath and sink, airing cupboard housing hot water tank with slatted shelving.

OUTSIDE:

The private rear gardens extend to the side and rear of the property with a good sized patio, pedestrian gate to the side and door to double garage.

GARAGE: 18'6 x 17'8

Right hand garage door being electrically operated, with power and lighting, additional fuseboard, door giving rear access to garden.

VIEWING

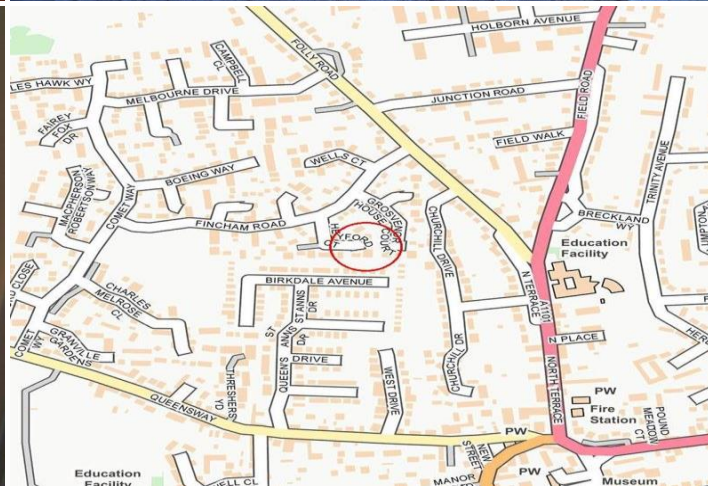
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

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DIRECTIONS

From Mildenhall Market Place proceed along the High Street to the mini-roundabout and turn left into Queensway. Proceed along Queensway and take the last turn on the right hand side into Comet Way. Proceed along Comet way and take the third turning on your right hand side into Fincham Road. Proceed down Fincham Road, turn right into Heyford Court taking a left and the property will be found in the right hand corner.





TOTAL APPROX. FLOOR AREA 1364 SQ.FT. (126.7 SQ.M.)
 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JSS>

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Draft Details

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