MOLYNEUX
ESTATE AGENTS



Evergreen Way

Mildenhall, IP28

Price £340,000

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Description

Situated in the charming market town of Mildenhall, this fantastic family home on Evergreen Way offers a perfect blend of modern living and family comfort. Built in 2011, this impressive property spans approximately 1,465 square feet, and is well presented throughout.

The ground floor features a welcoming entrance hall with built in storage cupboard, and a useful cloakroom. The hall opens to a well-appointed kitchen/diner, with bay window to the front aspect and a rear door leading directly onto an enclosed rear garden. The garden is mostly laid to artificial lawn and complemented by a lovely patio area—perfect for summer gatherings or quiet evenings outdoors.

On the first floor, you will find a bright lounge adorned with a charming Juliet balcony that overlooks the garden, creating a serene space to unwind. This level also includes a comfortable bedroom with an en-suite shower room, along with a fourth bedroom, making it ideal for guests or family members. Ascending to the top floor, two additional double bedrooms await, accompanied by a family bathroom, ensuring ample space for everyone.

A driveway provides off street parking, along with a brick garage, that adds to the practicality of this fantastic family home. The garage has a metal up and over door, power a light connected, a pitched roof ideal for storage plus a personal door opening to the rear garden.

The property benefits from gas-fired central heating and sealed unit UPVC windows, providing warmth and energy efficiency throughout. Internal viewing is highly recommended to truly appreciate the quality and space this home offers. For further details or to arrange a viewing, please contact Molyneux Estate Agents. This is a wonderful opportunity to secure a family home in a desirable location.

Measurements

Entrance Hall & Cloakroom

Kitchen/ Diner - 22' 3" x 10' 5"

Stairs to first floor landing

Lounge - 16' 3" x 10' 8"

Bedroom - 15' 3" x 10' 4"

En- Suite - 7' 3" max x 6' 9" max

Bedroom - 9' 11" x 6' 9"

Stairs to second floor landing

Bedroom - 15' 2" max x 10' 5" plus dressing area

Bathroom - 6' 6" x 5' 6"

Bedroom - 12' 9" max plus fitted wardrobes x 10' 8"

Garage - 18' 5" x 8' 5"

Anti-Money Laundering 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. 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, D.

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.





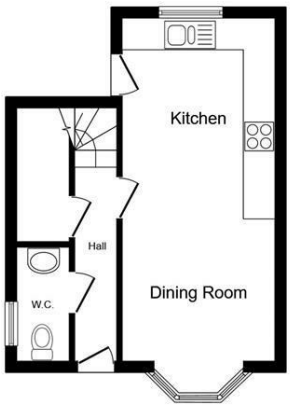




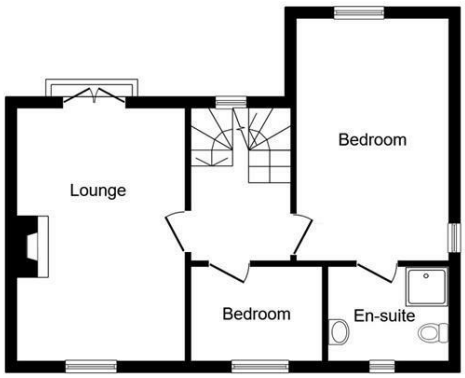




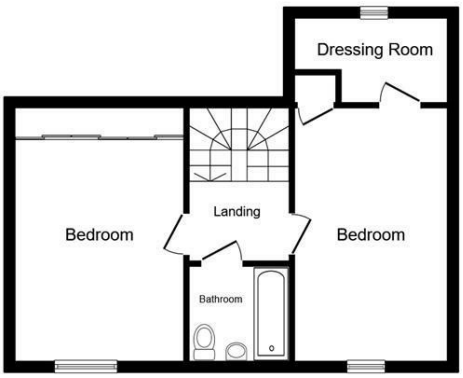




Ground Floor



First Floor

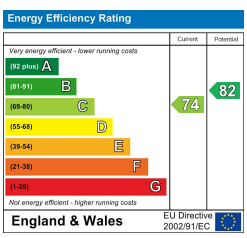


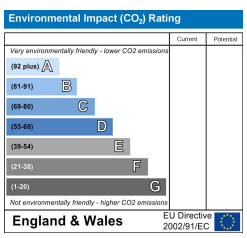
Second Floor

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 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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