



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



7 Cricket View | Mildenhall | Bury St. Edmunds | IP28 7FA

£750,000

****HIGH QUALITY DETACHED HOUSE WITH LOVELY FIELD AND RIVER VIEWS**** Gilson Bailey are delighted to offer this STUNNING, HIGH SPEC, FIVE BEDROOM, DETACHED FAMILY HOME built in 2016 situated on a select development in the market town of Mildenhall. Accommodation comprising entrance hall, entrance hall, lounge, SPACIOUS KITCHEN/DINER, utility room, study and WC to the ground floor. On the first floor there are THREE DOUBLE BEDROOMS with THREE EN-SUITE SHOWER ROOMS, two also benefitting from WALK IN WARDROBES. To the second floor there are TWO FURTHER BEDROOMS and a BATHROOM OFF LANDING. Outside there is a PAVED DRIVEWAY PROVIDING OFF ROAD PARKING FOR 4-5 CARS leading to a TRIPLE SIZED GARAGE with power and lighting and to the rear there is lawned garden with patio seating area backing onto the local cricket pitch. The house benefits from double glazing, air source central heating with underfloor heating on all floors, oak engineered internal doors and is finished to a very high standard throughout. The property makes an excellent family home so be quick to book a viewing.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444

Location

The Market town of Mildenhall provides a good range of local amenities and is approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, study, WC and stairs to first floor.

Lounge 25'3" x 14'1"

Three double glazed windows, underfloor heating, patio doors.

Kitchen/Diner 21'11" x 19'0"

Quality fitted wall and base units with silestone worktops over, sink and drainer, induction hob, fitted double oven, integrated fridge, freezer and dishwasher, kitchen island, bi-folding patio doors.

Utility Room 8'2" x 5'2"

Space for washing machine and tumble dryer, door to rear garden.

Study 14'5" x 10'2"

Double glazed window, underfloor heating.

WC

Low level WC, hand wash basin, underfloor heating.

First Floor Landing

Doors to three bedrooms and stairs to second floor.

Bedroom One 18'8" x 16'8"

Juliet balcony with views over the cricket pitch, underfloor heating, walk-in wardrobe (2.40m x 1.70m).

En-Suite

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Bedroom Two 14'1" x 14'1"

Juliet balcony with views over the cricket pitch, underfloor heating, dressing room (4.30m x 1.95m)

En-Suite

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Bedroom Three 14'5" x 10'9"

Double glazed window, underfloor heating.



En-Suite

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Second Floor Landing

Doors to two bedrooms and bathroom.

Bedroom Four 14'1" x 9'6"

Double glazed window, underfloor heating.

Bedroom Five 15'5" x 14'1"

Double glazed window, underfloor heating.

Bathroom

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

Outside Front

Small lawned front garden and drive providing ample off road parking.

Garage 20'1" x 18'9"

Electric roller doors, power, lighting and ladder access to boarded loft with potential to convert.

Outside Rear

Patio seating area leading to lawned garden enclosed by timber fencing.

Local Authority

West Suffolk District Council, Tax Band F.

Tenure

Freehold

Private Driveway - service charge £100pa

