

34 Raven Close - Guide Price £289,000

Mildenhall Suffolk IP28 7LF

shires
residential



"Consistently providing outstanding service to our clients"

Guide Price £289,000

The Property

A well presented and extended semi-detached family home located in a sought after location with views across the Jubilee Fields within walking distance to the town centre.

Overview

We are pleased to offer this semi-detached family home with stunning views across the Jubilee Fields and River Lark. The property is very well presented and has a single storey extension to the rear providing an extra reception room. The downstairs layout has also been adapted with the creation of a study space to the rear of the garage and a storage cupboard created where the original access to the kitchen was.

In brief the accommodation comprises an entrance hall with study area, cloakroom/W.C, good size lounge with openings to the dining area and kitchen. Moving to the first floor there are three bedrooms and a family bathroom with separate W.C.

Outside the property has a driveway leading to the partial converted garage and low maintenance gardens to the front and a fully enclosed rear garden with gated access to the Jubilee Fields.

The property benefits from UPVC double glazing and gas fired radiator heating and early viewing is highly recommended to avoid disappointment.

In further detail the accommodation comprises:-

A part glazed UPVC door opens to:

Entrance Hall

With cast iron radiator; spot lighting; laminate flooring; two storage cupboards; stairs leading to first floor with under stair storage alcove; opening to:

Study Area

9'1" x 6'1"

With cast iron radiator; spot lighting; laminate flooring.

Cloakroom/W.C

Fitted with a white suite comprising low level w.c; wall mounted wash hand basin; spot lighting; frosted UPVC window to front.

Features

- SEMI-DETACHED FAMILY HOME
- POPULAR RESIDENTIAL AREA
- VIEWS ACROSS JUBILEE FIELD AND RIVER LARK
- PARTIAL GARAGE CONVERSION TO STUDY AREA
- EXTENSION OFFERING DINING SPACE
- GOOD SIZE LOUNGE
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED RADIATOR HEATING

Lounge

21'6" x 10'2"

With two cast iron radiators; vertical radiator; laminate flooring; spot lighting; sliding patio doors to rear; opening to kitchen; large opening to:

Dining Room

11'10" x 8'6"

With cast iron radiator; laminate flooring; spot lighting; sliding patio doors to side; two further sliding patio doors to rear.

Kitchen

11'5" x 7'

Fitted with a modern range of base units and drawers with work surfaces over to three sides; inset stainless steel circular sink, matching drainer, mixer tap over and tiled splashback; built in eye level double oven with separate ceramic hob and and extractor over; spaces for washing machine, fridge/freezer and dishwasher; tiled flooring; spot lighting; window to front and side.





First Floor Landing

With loft access; airing cupboard housing gas fired combi boiler and shelving; spot lighting; doors to:

Bedroom One

11'3" x 10'2"

With radiator; double wardrobe; window to rear.

Bedroom Two

10'3" x 10'

With radiator; single wardrobe; laminate flooring; window to rear.

Bedroom Three

7'8" x 5'8"

With radiator; single wardrobe; laminate flooring; window to front.

Bathroom

Fitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment over; wash hand basin; radiator; tiled flooring; spot lighting; frosted window to front.

Separate W.C

With white low level w.c; radiator; tiled flooring; frosted window to front.

Outside

To the front of the property there is a driveway for one car and leads to the partially converted garage. The remainder of the front garden is neatly presented for ease of maintenance and predominantly laid to slate. Gated access leads to the rear garden which has an initial paved area with a decked area adjacent to the lounge. Steps up lead to the lawned garden which is neatly presented with timber storage shed and stepping stones leading to the gated access directly onto the Jubilee Field.

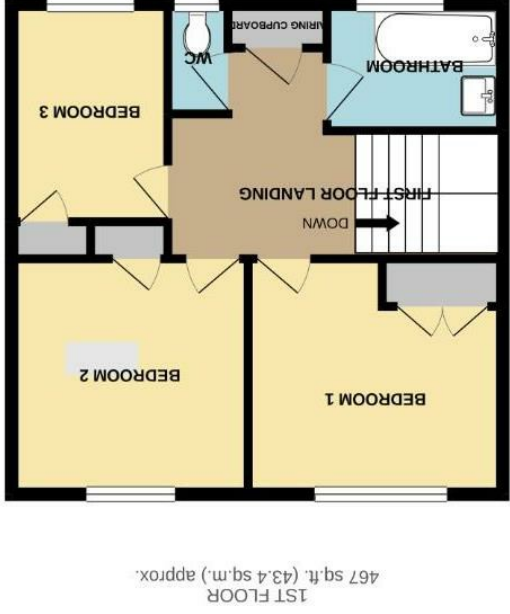
Garage (Partially Converted)

9'1" x 7'9"

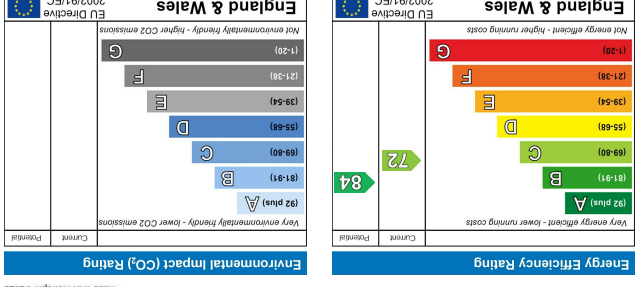
With up and over door; power and light within.



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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 efficacy can be given.
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