

# 45 Boeing Way - Offers In Excess Of £250,000

Mildenhall Bury St. Edmunds IP28 7RJ



*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £250,000

## The Property

Located in a prime corner position at the end of a quiet cul-de-sac in Mildenhall, this move-in ready two-bedroom detached bungalow on the popular Comet Way Estate offers modern, well-presented accommodation throughout. The property features a spacious open-plan living/dining area, a well-equipped kitchen, two double bedrooms, a bright sun room, and a stylish shower room. Externally, there is a beautifully maintained enclosed rear garden, a converted garage currently used as a utility and relaxation space (with potential to revert), a driveway providing off-street parking for two or more vehicles, and an installed electric car charger. The property can also be offered chain free.

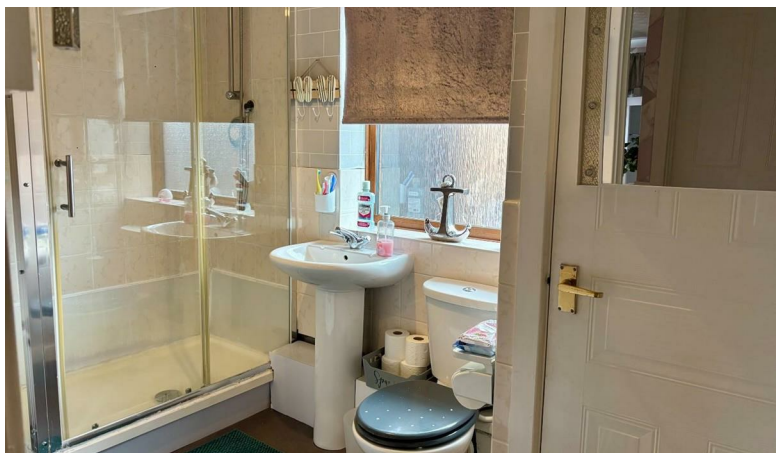
### Agent's Note:

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

## Features

- TWO BEDROOM DETACHED BUNGALOW
- PRIME CORNER POSITION
- QUIET CUL-DE-SAC LOCATION
- POPULAR COMET WAY ESTATE
- OPEN PLAN LIVING/DINING AREA
- BRIGHT SUN ROOM
- CONVERTED GARAGE WITH POTENTIAL TO REVERT
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY WITH OFF-STREET PARKING
- ELECTRIC CAR CHARGER INSTALLED



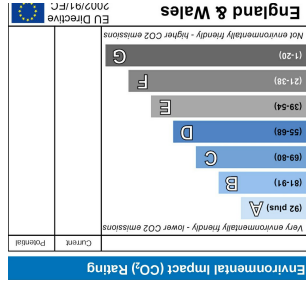
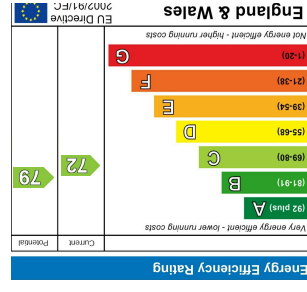


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



We have always tried to ensure the accuracy of the floorplan created here. Measurements of walls, windows, doors and fittings are approximate and not guaranteed to be 100% accurate. We have no liability for the floorplan and do not intend to be held responsible for any errors or omissions. This plan is for information purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Call the buyer.

Marked with dimensions 00/2025



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