

# 11 Lark Road - Asking Price £350,000

Mildenhall Bury St. Edmunds IP28 7LA

shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Asking Price £350,000

## The Property

This well-presented four-bedroom semi-detached home is situated on Lark Road in the sought-after area of Mildenhall, offering an excellent opportunity for growing families seeking both space and convenience.

The property features a modern, fully fitted kitchen alongside a spacious open-plan living and dining area, creating a bright and welcoming environment ideal for both everyday living and entertaining. To the rear, there is a well-maintained garden complete with an insulated shed, providing additional versatile space.

Upstairs, the accommodation comprises three generously sized double bedrooms and one single bedroom. The principal bedroom benefits from a dressing area and a private en-suite bathroom. A large, well-appointed family bathroom serves the remaining bedrooms.

Externally, the property offers a small front garden, an enclosed rear garden with an insulated outbuilding, a garage, and off-street parking.

Ideally located, the home is within close proximity to local amenities and the town centre, making it a highly convenient and attractive place to live.

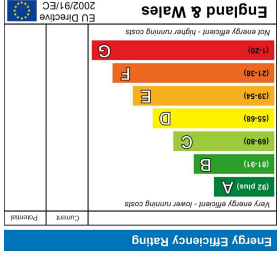
## Features

- SEMI-DETACHED FAMILY HOME
- LOCATED ON LARK ROAD
- SPACIOUS OPEN-PLAN LIVING AND DINING AREA
- MODERN FULLY FITTED KITCHEN
- THREE DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- PRINCIPAL BEDROOM WITH EN-SUITE AND BUILT-IN WARDROBES
- LARGE FAMILY BATHROOM
- WELL-MAINTAINED REAR GARDEN WITH INSULATED SHED
- GARAGE AND OFF-STREET PARKING
- CLOSE TO LOCAL AMENITIES AND TOWN CENTRE





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.



This floor plan is intended to provide a general impression of the layout of the property. It is not intended to be used as a legal document. The actual layout and dimensions may vary from those shown on the plan. The seller does not warrant the accuracy of the information provided. The buyer should verify the information provided and should not rely on it. The seller does not warrant the accuracy of the information provided. The buyer should verify the information provided and should not rely on it.



GROUND FLOOR (753 sq ft / 69sqm)



1ST FLOOR (620 sq ft / 57sqm)