

# 69 Queensway - Asking Price £300,000

Mildenhall IP28 7JY

# shires

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# Asking Price £300,000

## The Property

A characterful three-bedroom terraced home, formerly a silk factory and rich in local history, beautifully refurbished throughout and set within walking distance of Mildenhall town centre. Offering driveway parking, a generous rear garden, an en-suite main bedroom and the benefit of Council Tax Band A for lower bills, this is a charming and practical home with story, style and everyday convenience.

The ground floor comprises an entrance porch, a welcoming lounge with real wood flooring and a recessed multi-fuel burner, and a superb kitchen/dining room fitted with a high-specification range of units and integrated appliances. These include a fridge/freezer, dishwasher, induction five-ring hob, combination microwave oven and single oven, along with a butler-style sink positioned to the rear aspect. A useful utility room provides further storage, an inset sink and access to the rear garden, alongside a cloakroom/WC.

To the first floor are two well-proportioned bedrooms, both benefiting from bespoke fitted wardrobes, together with a stylish family bathroom comprising a bath, vanity basin, WC and separate corner shower. The second floor has been converted to create an impressive main bedroom suite, complete with fitted wardrobes, dormer window and en-suite shower room.

Further benefits include UPVC double glazing, electric dry heating, a full re-wire and re-plumb completed during the refurbishment, renewed roof timbers and tiles, updated kitchen and bathrooms, quality flooring throughout, plus CAT 5 cabling hard-wired to all bedrooms, the lounge and rear garden shed.

Outside, there is driveway parking to the front and a generous rear garden mainly laid to lawn. A substantial insulated shed with power, lighting, water supply and hard-wired internet offers excellent potential for storage, a workshop or home office.

The property is ideally located within walking distance of The Hub, Mildenhall town centre, Douglas Park and the River Lark.

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.

Please note drainage is via a cesspit and there is a right of way through a neighbouring garden.

## Features

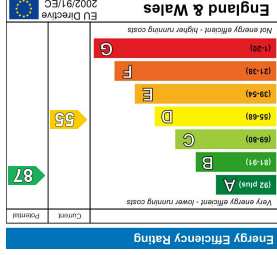
- STUNNING THREE-BEDROOM FAMILY HOME REFURBISHED TO A HIGH STANDARD THROUGHOUT
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- TWO FURTHER WELL-PROPORTIONED BEDROOMS WITH BESPOKE FITTED WARDROBES
- IMPRESSIVE MAIN BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM
- STYLISH FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- MODERN FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- USEFUL UTILITY ROOM WITH UNDERFLOOR HEATING AND ADDITIONAL CLOAKROOM
- BEAUTIFUL REAL WOOD FLOORING TO THE LOUNGE AND KITCHEN AREAS
- GENEROUS REAR GARDEN WITH POWERED SHED, LIGHTING AND HARD-WIRED INTERNET
- DRIVEWAY PARKING, UPVC DOUBLE GLAZING, RENEWED ROOF AND CAT 5 CABLING THROUGHOUT







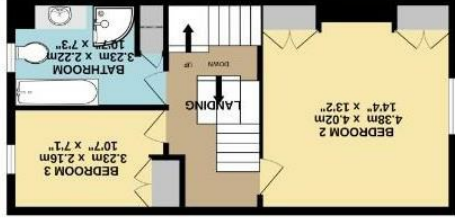
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



While every attempt has been made to ensure the accuracy of the floorplan correlated here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by law, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made.



2ND FLOOR  
25.9 sq.m. (279 sq.ft.) approx.



1ST FLOOR  
39.5 sq.m. (420 sq.ft.) approx.



GROUND FLOOR  
48.5 sq.m. (522 sq.ft.) approx.