

# 30 Peterhouse Close - £200,000

Mildenhall Bury St. Edmunds IP28 7NQ

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# £200,000

## The Property

A spacious and well-presented three-bedroom family home, ideal for first-time buyers or investors, located within easy reach of Mildenhall town centre, shops and local amenities.

The ground floor comprises a welcoming entrance hall leading to a bright and generous open-plan lounge/dining area, with patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The property benefits from a modern, newly fitted kitchen featuring a porcelain sink, a range of wall and base units, and space for appliances.

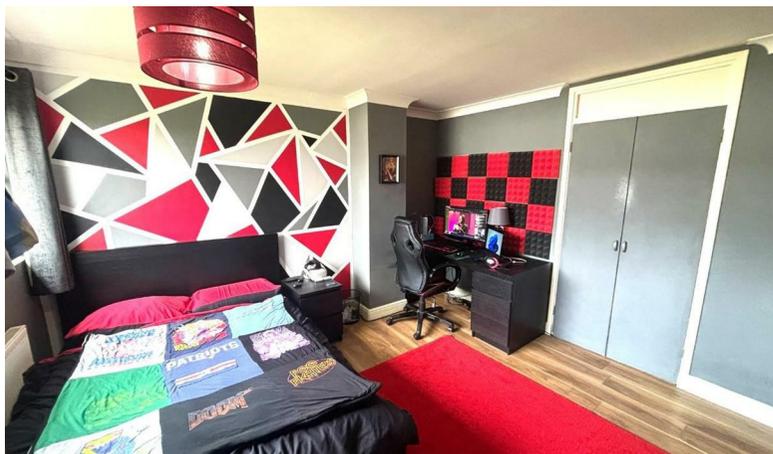
Upstairs, the property offers three well-proportioned bedrooms, all with built-in storage, along with a family shower room fitted with a shower cubicle, W.C. and wash hand basin. Additional storage is available via an airing cupboard and loft access from the landing.

Externally, the home enjoys a generous south-facing rear garden with a patio area, perfect for outdoor dining. There is also access to a car park providing convenient parking, along with an attractive green to the front and a nearby park, making this an excellent choice for families.

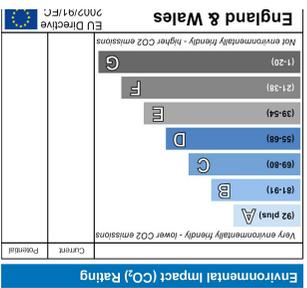
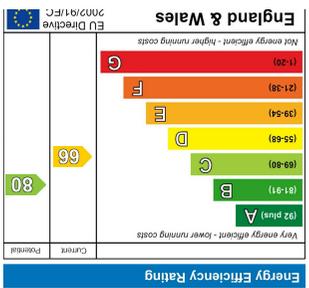
## Features

- THREE BEDROOM FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SPACIOUS OPEN PLAN LOUNGE/DINING AREA
- MODERN NEWLY FITTED KITCHEN
- STYLISH PORCELAIN SINK
- GENEROUS SOUTH FACING REAR GARDEN
- FAMILY SHOWER ROOM
- BUILT IN STORAGE TO BEDROOMS
- GAS FIRED CENTRAL HEATING
- ACCESS TO CAR PARK FOR CONVENIENT PARKING



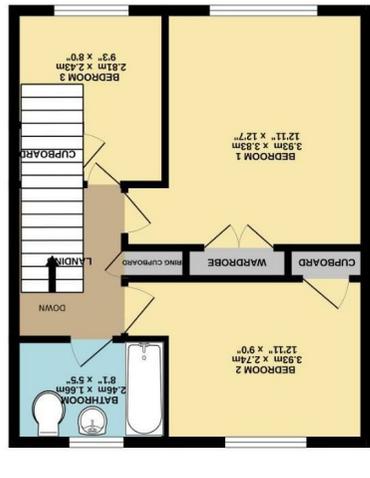


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



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Which surveying has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the document. This plan is for illustrative purposes only and should be used as a guide only. As to their operation or efficiency can be given. Made with Metagon ©2008



TOTAL FLOOR AREA : 79.3 sq.m. (854 sq.ft.) approx.