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The Lodge, Field Road, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7AL

Guide Price £475,000

‘The Lodge’ is a substantial five-bedroom detached bungalow set within a generous and private plot within Mildenhall town, close to nearby woodlands and local amenities.

The property offers wonderfully open living spaces throughout, with the expansive living room spanning over 580 sq ft, featuring a charming wood burner with brick surround, several windows that flood the room with natural light, and an adjoining porch making an ideal cosy reading nook or a quiet relaxation space.

The spacious kitchen/diner is an open and social space fitted with a range of shaker-style cabinetry, integrated appliances, and a breakfast bar with seating for six with additional space for a dining table. Double glass doors lead to the formal dining room, which could also serve as an additional family or entertainment room, complete with French doors opening onto the rear decking area.

A central hallway connects to five double bedrooms, two of which benefit from en-suite facilities, including a useful wet room suitable for a range of needs. A family bathroom with both bath and separate shower serves the remaining bedrooms. The property also includes a convenient cloakroom and a separate utility room with access to the rear garden.

Outside, the home is approached via a private driveway offering ample parking for multiple vehicles, along with a double carport. To the side, a decking area (requiring some repair) leads to a spacious rear garden, mostly laid to lawn and featuring mature shrubbery, three wooden sheds, patio area and an additional decking area. A walkway to the opposite side opens to a further grassed section with two additional sheds, offering excellent storage options.

In more detail the accommodation comprises of:
ENTRANCE HALL
Window to front aspect.

UTILITY ROOM
Two base units with worktop and inset sink, space and plumbing for a washing machine, tumble dryer, and fridge freezer. Window and door to the rear garden.

BEDROOM THREE
Window to front aspect.

BEDROOM THREE EN-SUITE
Suite comprising of WC, pedestal basin, enclosed shower, heated towel rail, spotlights, and airing cupboard housing the boiler and water tank.

HALLWAY
Built-in storage cupboard, two skylights.

CLOAKROOM
Suite comprising of WC and a hand basin.

KITCHEN/DINER
Range of shaker-style wall and base units, worktop with inset double-bowl sink, integrated double oven, electric hob with cooker hood, fridge freezer, breakfast bar seating six, two skylights, window to rear aspect, and door to the rear garden.

DINING ROOM
Window to rear aspect and French doors opening onto the rear garden.

LIVING ROOM
Wood burner with brick surround, windows to all aspects, and two sets of French doors opening to the side decking area. Double doors leading to:

PORCH
Dual-aspect windows providing excellent natural light.

BEDROOM FIVE
Window to the rear aspect.

BEDROOM FOUR
Window to the rear aspect.

BEDROOM TWO
Window to side aspect.

BEDROOM ONE
Window to side aspect.

BEDROOM ONE EN-SUITE
Wet room comprising of WC, basin, and walk-in shower with spotlights and window to side aspect.

FAMILY BATHROOM
Suite comprising of WC, basin, enclosed shower, bath, heated towel rail, airing cupboard, spotlights, window to side aspect

OUTSIDE
Large private driveway providing parking for multiple vehicles, along with a double carport and side access to the rear garden.
The rear garden is laid to lawn with two decking areas, a patio with decorative stone, mature shrubbery, and three wooden sheds. A further grassed area to the side of the property includes two additional wooden sheds.

Tenure: Freehold
Heating: Gas central heating to radiators
Parking: Driveway parking
Windows/doors: UPVC double glazing

¦¦Location¦¦

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical marketplace offering a good range of shopping, education, and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the Northeast and Bury St Edmunds to the southeast via the A1101. Mildenhall also enjoys its modern ‘hub’ facilities with swimming pool, library and medical facilities.

¦¦Viewing¦¦

By appointment through
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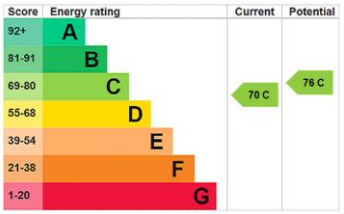
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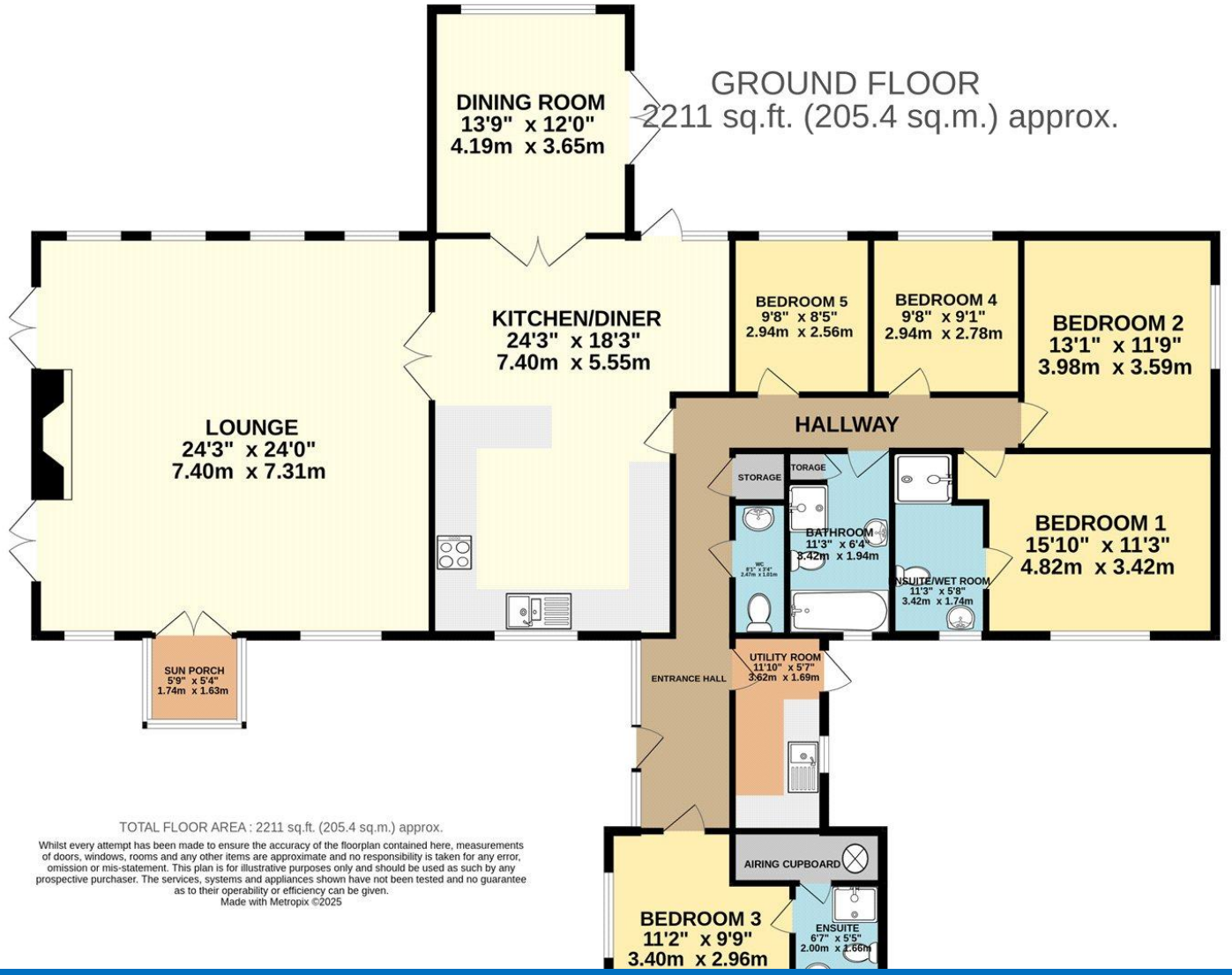
Scan here for Area Guides

Material Information Brochure









TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

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 efficiency can be given.
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