Balmforth

Estate Agents, Valuers & Letting Agents



19 Charles Melrose Close, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7BA

Asking Price £350,000

A spacious four to five-bedroom detached family home, offered to the market chain free and occupying an enviable position on the ever-popular Comet Way estate, overlooking Douglas Park playing fields.

The property offers versatile accommodation throughout, making it ideal for growing families. The ground floor comprises a generous lounge with bay window to the front aspect, a separate dining area, downstairs WC, kitchen and utility room. The converted garage provides a flexible additional reception room, which could easily be utilised as a family room, home office or fifth bedroom.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from built-in storage, alongside the family bathroom, airing cupboard and loft access from the landing.

Externally, the property enjoys a private rear garden laid mainly to lawn with various seating areas and two garden sheds.

Further benefits include UPVC double glazed windows throughout, an updated gas central heating boiler and no onward chain. Properties in this position on the Comet Way estate are rarely available, making early viewing highly recommended.

In more details, the accommodation comprises of:
ON THE GROUND FLOOR
HALLWAY
Stairs to first floor, radiator.

WC
Low level wc, heated towel rail, wash basin, window to front.

LOUNGE
Bay windows to front, fireplace and surround, radiator

DINING AREA
Double doors to rear, radiator

KITCHEN
Range of floor and wall based storage, sink with drainer, space for dishwasher, integrated cooker, hob and cooker hood.
Panty/understairs storage, windows to front

UTILITY
Floor based storage under sink, space for freestanding washing machine, tumble dryer and fridge freezer. Sink with drainer, window to side, pedestrian door to rear, boiler, radiator.

BEDROOM 5 / FAMILY ROOM
Built-in storage cupboards, windows to front, radiator.

ON THE FIRST FLOOR:
LANDING
loft access, airing cupboard, radiator

FAMILY BATHROOM
Bath, low level wc, wash basin, heated towel rail, window to rear.

BEDROOM ONE
Triple built-in storage cupboards, window to front, radiator.

EN SUITE
Low level wc, wash basin, double walk-in shower, heated towel rail, window to side.

BEDROOM TWO
High level windows to front, radiator

BEDROOM THREE
Double built-in storage cupboards, window to rear, radiator

BEDROOM FOUR
Window to rear, radiator

OUTSIDE
TO FRONT
Extended driveway with gravel area, parking for 3 cars, side access via gate right hand side leading to:
Patio area, laid to lawn section with further seating area to rear.
Shed/summerhouse. Small shed to left of property. Outside electric point.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing
Council Tax: Band D - £2,302.62 (2026/2027)
Drainage: Mains
Parking: Driveway 3 cars

¦¦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
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk







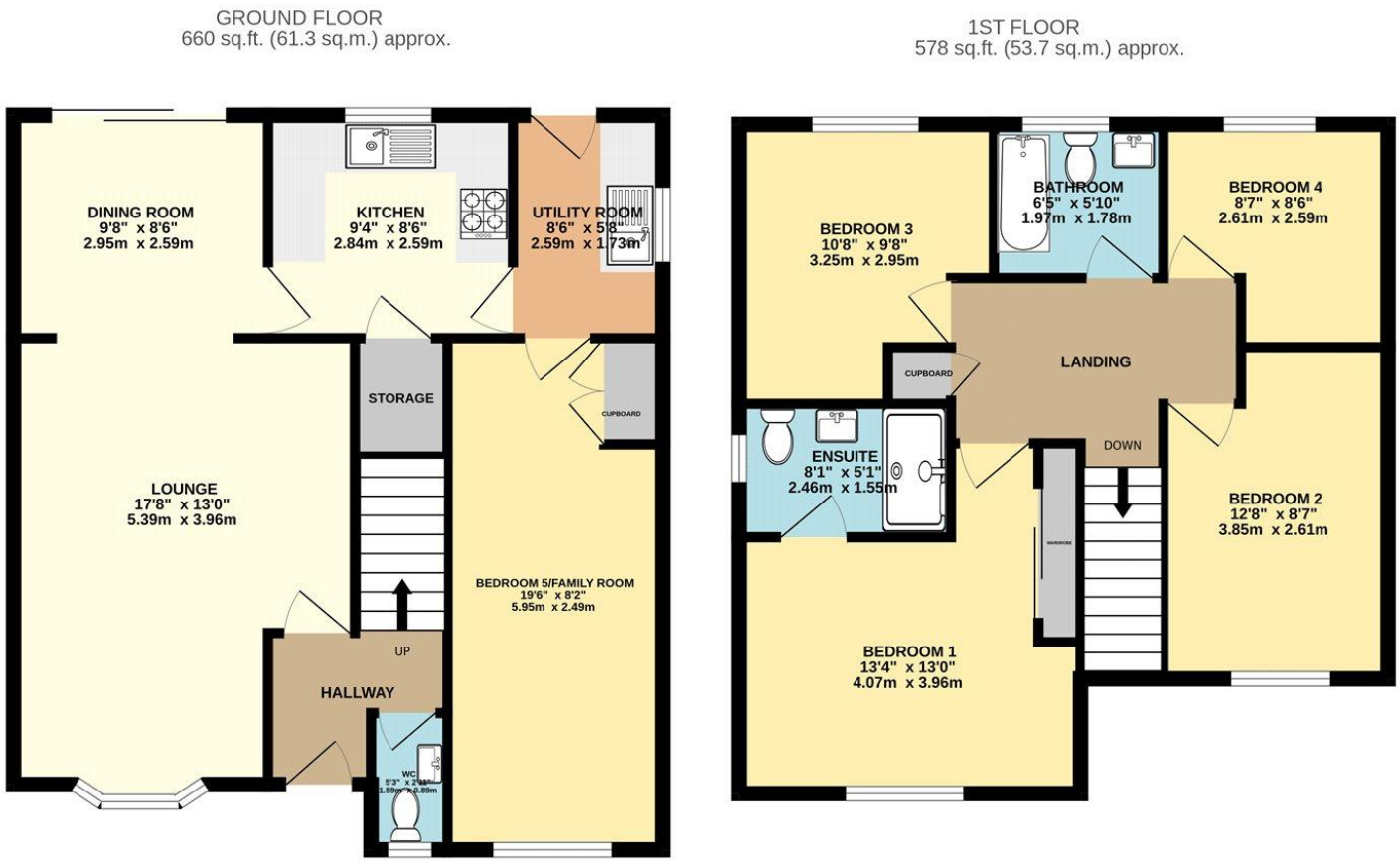




Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure





TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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