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78 Pembroke Close, Mildenhall, Bury St. Edmunds,
Suffolk, IP28 7NA

Asking Price £196,000

An extended and well-presented three-bedroom end-terrace home situated in the town of Mildenhall offering spacious accommodation, a modern kitchen and bathroom, and an enclosed low maintenance rear garden. Having been extended to both the front and rear, the property provides a generous dual-aspect

open plan living/dining room, three bedrooms with useful built-in storage and a range of recent improvements, including an updated heating system in recent years including new gas boiler and radiators.

On the ground floor, the entrance hall provides stairs to the first floor with useful storage beneath, and the extension porch provides further space for coats and shoes. The modern shaker-style kitchen offers a range of wall and base units, integrated double oven, gas hob and space for a range of appliances, along with two built-in storage cupboards and access to the rear garden. This leads through to the spacious living/dining room which enjoys windows to dual aspects, a feature fireplace with brick surround and sliding doors opening onto the garden.

Upstairs, there are three bedrooms with two comfortable doubles, all benefitting from built-in storage, alongside a superbly renovated family bathroom. Outside, the property benefits from enclosed gardens to the front and rear, with the landscaped low maintenance rear garden also providing useful brick-built storage sheds and gated access. The end-terrace position further benefits from an open outlook to the side and playing field with children's park to the rear.

ENTRANCE HALL
Stairs rising to the first floor with useful storage space beneath. Window to the front aspect.

The Rooms Comprise of:

KITCHEN
Fitted with a range of shaker-style wall and base units with work surfaces over and an inset sink. Built-in double oven, gas hob with extractor hood above, and space and plumbing for a washing machine, tumble dryer and dishwasher, together with space for a double fridge/freezer. Two built-in storage cupboards, window to the rear aspect and external door providing access to the garden.

LIVING/DINING ROOM
A spacious dual-aspect room with windows to the front and rear, feature fireplace with brick surround and glazed sliding doors opening onto the rear garden.

LANDING
Access to the loft space, which benefits from partial boarding for storage, together with a built-in storage cupboard.

BEDROOM ONE
Double bedroom with a built-in double storage cupboard and a window to the front aspect.

BEDROOM TWO
Double bedroom with a built-in storage cupboard and a window to the rear aspect.

BEDROOM THREE
With a built-in storage cupboard housing the gas boiler, and a window to the front aspect.

BATHROOM
Updated suite comprising a P-shaped bath with shower over and glazed screen, vanity unit with inset wash basin, WC, heated towel rail and a window to the rear aspect.

OUTSIDE
The property benefits from enclosed front and rear gardens, with the rear garden providing useful outdoor space with low maintenance astroturf, together with gated access and two brick-built storage sheds. The end-terrace position also provides an open outlook to the side and playing field to the rear.

Tenure: Freehold
Construction Type: Brick/Tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing
Council Tax: Band A £1,535.08 2026/2027
Drainage: Mains

¦¦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
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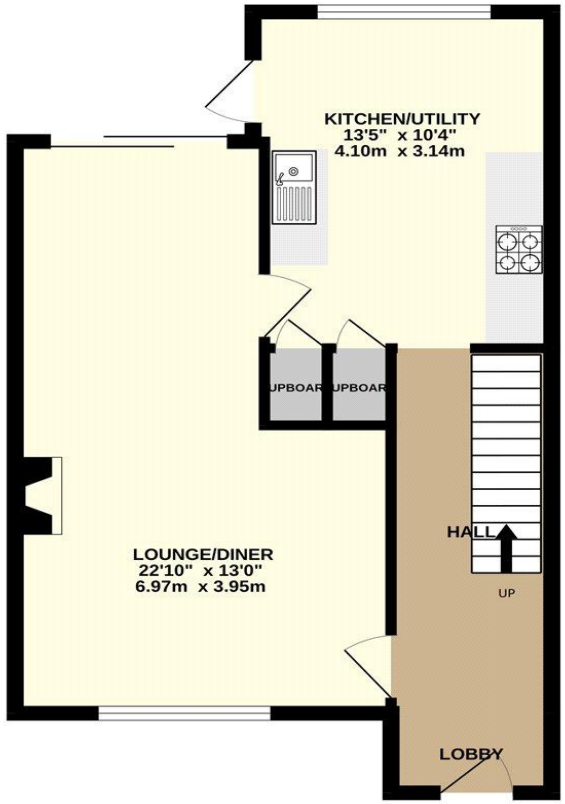


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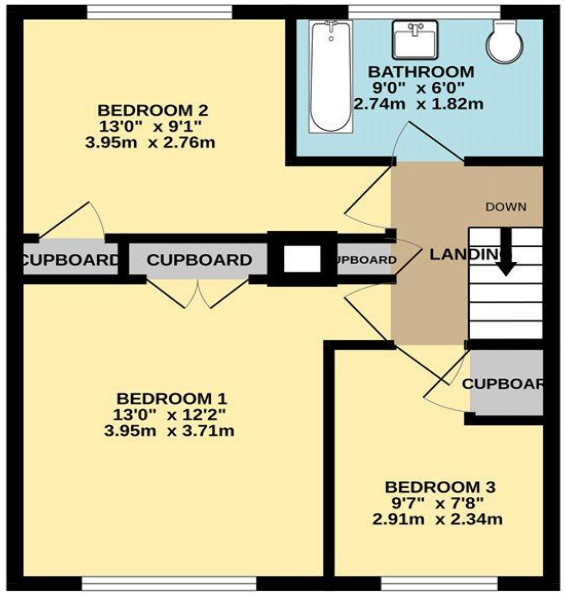
Scan here for Area Guides

Material Information Brochure

GROUND FLOOR



1ST FLOOR





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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