Balmforth

Estate Agents, Valuers & Letting Agents



29 Hanmer Avenue, Mildenhall, Bury St. Edmunds,
Suffolk, IP28 7ND

Asking Price £260,000

Occupying a pleasant position overlooking green space to the front, this well-presented three-bedroom semi detached bungalow in Mildenhall town has been greatly improved by the current owners in recent years. The property benefits from a contemporary kitchen fitted in 2025, updated bathroom and en-suite shower room, replacement garden fencing, roof repointing and new rear guttering. Further benefits include gas central heating, excellent built-in storage and a landscaped rear garden with established planting, a pergola and useful outbuildings.

The accommodation is arranged around a central entrance hall, providing access to the living room, kitchen, three bedrooms and bathroom. The living room features French doors opening onto the rear garden, while the recently refitted kitchen offers a contemporary range of units alongside extensive built-in storage, including a pantry. The principal bedroom benefits from French doors to the garden, a walk-in wardrobe and an en-suite shower room, with two further bedrooms completing the layout.

Outside, the property enjoys an attractive outlook across the green to the front, while the private and sunny rear garden is a particular highlight. Predominantly laid to lawn with established trees and planting, the garden also features a premium pergola and paved seating area adjacent to the property, providing an ideal space for outdoor dining and relaxing. A pathway runs alongside the property, leading to a brick-built shed with power and lighting, an additional timber shed.

In more detail the accommodation comprises of:
ENTRANCE HALL
A central hallway providing access to all accommodation. Built-in storage comprises a double wardrobe and separate single wardrobe, with access to the boarded loft space via a fitted loft ladder.

LIVING ROOM
A comfortable reception room with French doors opening directly onto the rear garden.

KITCHEN/DINER
Refitted in 2025, the kitchen is fitted with a contemporary range of wall and base units with work surfaces over and an inset sink. There is space for a range cooker with extractor hood above, together with plumbing for a washing machine and dishwasher and space for a fridge/freezer. There is a built-in boiler cupboard and three additional storage cupboards, including a useful pantry. Window to the front aspect and door providing access to the rear garden.

BEDROOM ONE
Double bedroom with French doors opening directly onto the rear garden, a walk-in wardrobe and access to:

EN-SUITE SHOWER ROOM
Fitted with a walk-in shower, vanity unit with inset wash basin, WC and heated towel rail. Window to the rear aspect.

BEDROOM TWO
Double bedroom with window to the side aspect.

BEDROOM THREE
A third bedroom currently used as a study, with built-in wardrobe and window to the front aspect.

BATHROOM
Contemporary suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin, WC and heated towel rail. Window to the side aspect.

OUTSIDE
To the front, the property overlooks an area of green space, with an established garden and pathway leading to the entrance.
The rear garden has been landscaped to provide an attractive and established outdoor space, featuring mature trees and planting, a pergola and paved seating area. Replacement fencing has been installed in recent years, while a pathway runs alongside the property.
There is also a brick-built shed with power and lighting, together with an additional timber shed providing further storage. The rear garden gate provides access to the adopted service road behind the property, with direct access to on-street parking. Additional parking is available on Hanmer Avenue, conveniently located close to the property.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiator
Windows/doors: UPVC Double glazing
Council Tax: Band A - £1,535 (2026/2027)
Drainage: Mains
Parking: The rear garden gate provides access to the adopted service road behind the property, with direct access to on-street parking. Additional parking is available on Hanmer Avenue, conveniently located close to the property.

AGENTS' NOTE:
1. The boundary to the left-hand side is not owned by the property, although the adjoining fence belongs to the property.

¦¦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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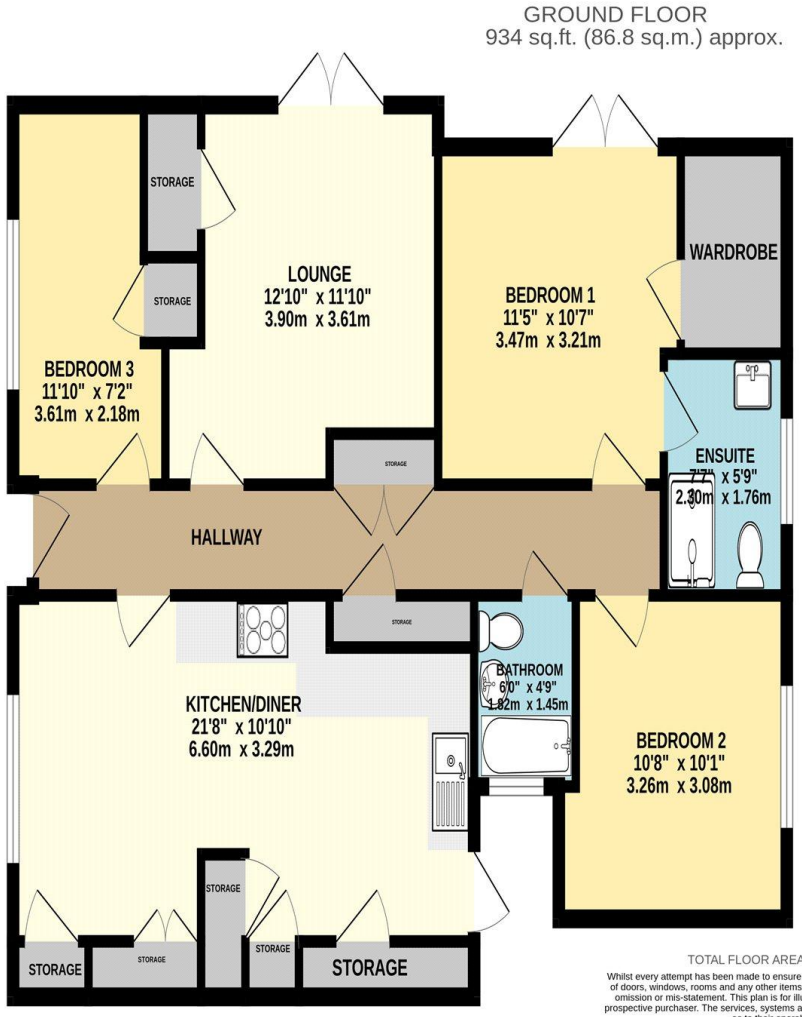






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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5