Balmforth

Estate Agents, Valuers & Letting Agents



2 Macpherson Robertson Way, Mildenhall,
Bury St. Edmunds, Suffolk, IP28 7RS

Asking Price £200,000

A rare opportunity to acquire a CHAIN FREE two-bedroom semi-detached home with a GARAGE on the popular Comet Way estate. Offering excellent accommodation, a south-facing rear garden and a private driveway with parking for two vehicles, this property is ideally suited to those looking to take their first step onto the property ladder.

The property has been recently redecorated with new carpets throughout, creating a fresh and welcoming home that is very much move-in ready.

Internally, the accommodation comprises a spacious lounge, separate kitchen, two bedrooms and an updated shower room, complete with a generous double walk-in shower. The main bedroom also benefits from air conditioning.

Outside, the property enjoys a south-facing rear garden, while the driveway provides parking for two cars and leads to the property's valuable garage.

Further benefits include gas central heating and freehold tenure. Being offered chain-free, this is a particularly appealing opportunity for first-time buyers seeking a well-presented home in a popular residential location.

In more detail the accommodation comprises of:
ON THE GROUND FLOOR
HALLWAY
Radiator, stairs to first floor, understairs storage

KITCHEN
Radiator, range of floor and wall based storage, integrated cooker, gas hob and cooker hood. Boiler, space for washing machine and freestanding fridge freezer. Window to front aspect.

LIVING ROOM
Radiator x 2, Patio door to rear garden.

ON THE FIRST FLOOR
LANDING
Loft access (pull-down ladder)

SHOWER ROOM
Radiator, low level wc, wash basin, double walk in shower cubicle with electric shower, window to side aspect.

BEDROOM ONE
Radiator, fitted double wardrobe, windows to rear aspect, air conditioning unit.

BEDROOM TWO
Radiator, airing cupboard with tank, single fitted wardrobe, windows to front aspect

OUTSIDE
Laid to lawn area and path to front, driveway with space for two cars (tandem), leading to detached single garage with power. To rear, south facing garden with patio area and laid to lawn space, wrapping around behind garage.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiator
Windows/doors: UPVC Double glazing
Council Tax: Band B - £1,790.93 (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
T: 01638 711171
E: mildenhall@balmforth.co.uk







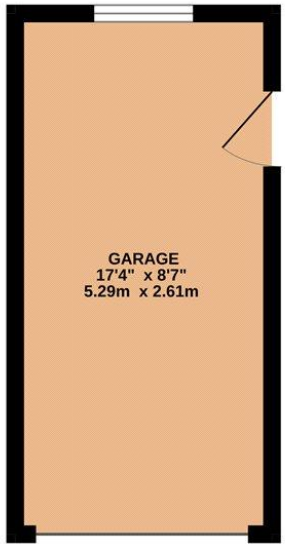


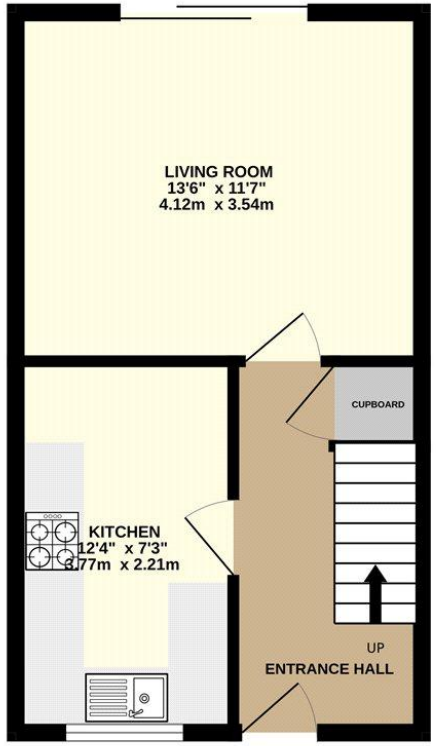


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

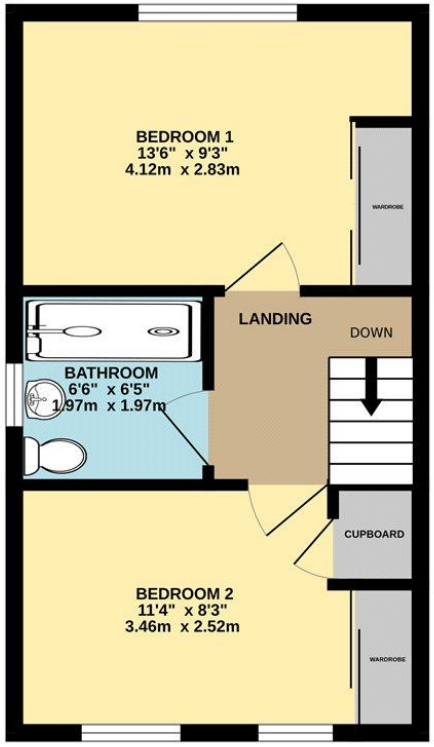
Scan here for Area Guides

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.





1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.





TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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