Balmforth

Estate Agents, Valuers & Letting Agents



22 Wamil Way, Mildenhall, Bury St. Edmunds,
Suffolk, IP28 7JU

Guide Price £370,000

A beautifully restored, chain-free three-bedroom semi-detached period home, combining traditional craftsmanship with exceptional contemporary finishes and an impressive two-storey extension.

Behind its distinctive flint-and-brick exterior is a thoughtfully modernised home, with a generous open-plan kitchen/diner, separate characterful living room, utility room and cloakroom. Upstairs are three bedrooms, including a principal suite with vaulted ceiling and en-suite shower room, plus a stylish family bathroom. Original exposed brickwork, solid wood internal doors and cast-iron radiators complement the high-quality German Schüller kitchen and integrated Neff appliances.

The extensive programme includes structural repairs, a replacement roof finished with handmade William Blyth clay tiles, traditional hydraulic lime repointing, upgraded drainage, new windows and doors, complete electrical installation and new gas central heating. The home has also undergone significant Improvements to insulation contributing to a favourable energy performance rating. All relevant renovation, extension and building works have the necessary planning and Building Regulations approvals and completion certification, with documentation available to purchasers.

Accommodation in more detail:

LIVING ROOM
An inviting separate reception room with an exposed brick fireplace surround, cast-iron wall-mounted radiator, and windows to the front and side. Open-plan access to the kitchen/diner.

KITCHEN/DINER
A spacious open-plan setting for everyday living and entertaining, with a premium German Schüller kitchen, soft-close cabinetry, solid wood worktops, inset sink, integrated fridge/freezer and dishwasher, and Neff hob, oven and microwave/grill. Double doors open to the rear garden.
Understairs storage and two cast-iron radiators.

UTILITY ROOM
A separate utility space with solid wood worktop, plumbing for a washing machine, space for a tumble dryer, rear window and side access door.

CLOAKROOM
Original exposed brickwork, WC, wash basin with storage, radiator and side window.

FIRST FLOOR
LANDING
The first-floor landing provides access to the bedrooms and family bathroom.

FAMILY BATHROOM
Contemporary bathroom with WC, vanity basin, illuminated mirror, bath with waterfall shower and screen, heated towel rail and extractor.

BEDROOM ONE
Principal bedroom with vaulted ceiling, rear-facing window and radiator.

EN-SUITE
Stylish en-suite with WC, floating vanity basin, illuminated mirror, spacious double walk-in waterfall shower, heated towel rail and rear window.

BEDROOM TWO
Comfortable bedroom with front-facing window and radiator.

BEDROOM THREE
Versatile third bedroom with front-facing window, radiator and pull-down loft ladder.

OUTSIDE
The easterly-facing rear garden features a newly paved patio, raised lawn and replacement fencing. Off-street parking for two vehicles is adjacent to the property, with gated garden access. A planning-approved dropped kerb is due to be installed to facilitate vehicle access.

MATERIAL INFORMATION
Tenure: Freehold
Construction Type: Brick/Tile
Heating: Gas Central Heating
Windows/doors: UPVC Double glazing
Council Tax: Band A £1,535.08 (2026/2027)
Drainage: Mains
EV Charging point: No
Parking: Off Street Adjacent to Property.
Broadband: This Property has Ultrafast Broadband available.

AGENTS NOTE
The property has been assessed by the surveyor as expected to achieve an EPC rating of C. The official EPC certificate is pending and will be provided shortly.

¦¦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









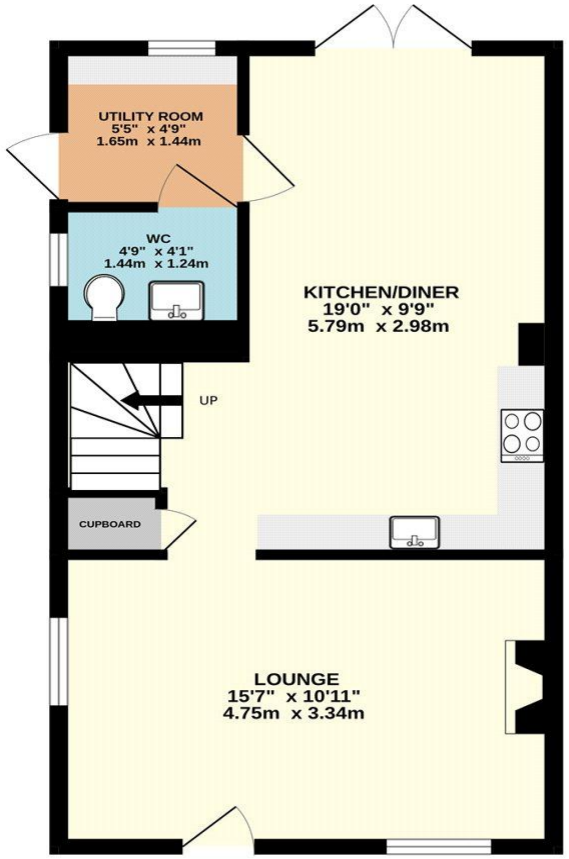


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

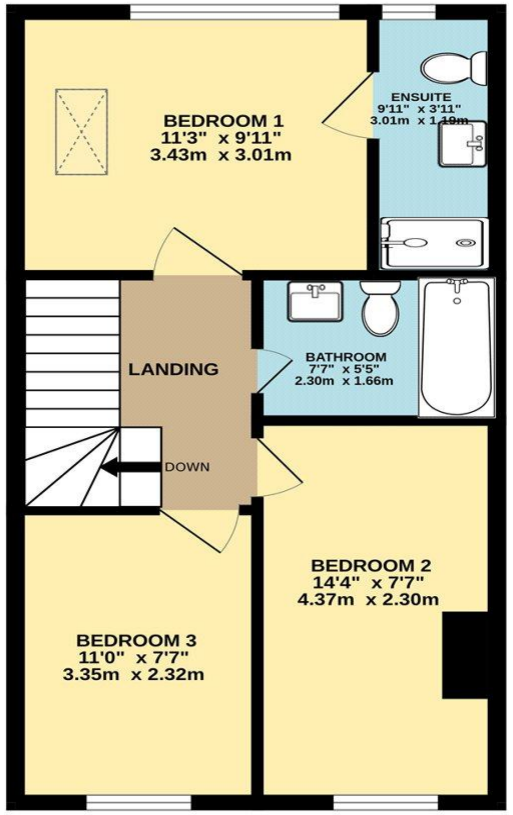
Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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.
Made with Metropix ©2026

FBM260733

naea | propertymark PROTECTED
arla | propertymark PROTECTED
propertymark cmp Client Money Protection
The Property Ombudsman

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