Balmforth
Estate Agents, Valuers & Letting Agents



61 Kingsway, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7HP

Asking Price £325,000

Occupying a central position within the sought-after market town of Mildenhall, this spacious three-bedroom semi-detached home offers generous living accommodation throughout, extensive off-road parking and a particularly impressive rear garden. Ideal for growing families and those who enjoy entertaining, the property combines character features with modern upgrades, including updated windows and a gas combi boiler.

The accommodation is well laid out and comprises a welcoming entrance hall, cloakroom, spacious living room, modern fitted kitchen/diner and a large conservatory overlooking the garden. To the first floor are three very generous sized double bedrooms and a family bathroom. Further benefits include a useful cellar providing additional storage space.

Located within easy reach of Mildenhall's town centre amenities, schools and transport links, the property enjoys both convenience and space. Externally, a large, gravelled driveway provides parking for at least six vehicles, while gated side access leads to a long rear garden featuring a decked seating area, patio and extensive lawn.

In more detail the accommodation comprises of:

ENTRANCE HALL:
Welcoming entrance hall with access to all ground floor accommodation and cellar located beneath the stairs.

CLOAKROOM:
Fitted with a low-level WC, wash hand basin and heated towel rail. Window to the front aspect.

LIVING ROOM:
A spacious and well-proportioned reception room featuring a gas fireplace and large bay window to the front aspect.

DINING ROOM:
Generous dining space with double doors opening into the conservatory, creating an ideal area for family dining and entertaining. Leading to:

KITCHEN:
Fitted with a range of contemporary wall and base units with wrap-around work surfaces. Features include an integrated dishwasher, circular sink, electric hob and a recently installed double oven. There is space for an American-style fridge freezer, a window overlooking the conservatory and a back door providing access to the side of the property.

CONSERVATORY:
A spacious room offering versatile additional reception space, with double doors opening onto the decking and rear garden.

LANDING:
Providing access to all first-floor accommodation with window to the side aspect.

BEDROOM ONE:
An impressive principal bedroom featuring fitted double wardrobes spanning one wall, providing ample storage, together with a large bay window to the front aspect.

BEDROOM TWO:
A second very generously sized double bedroom with fitted wall unit and window overlooking the rear garden.

BEDROOM THREE:
A well-proportioned double bedroom with window to the front aspect.

BATHROOM:
Comprising a panelled bath with shower over, pedestal wash hand basin, low-level WC, heated towel rail and useful storage cupboard. Window to the rear aspect and additional smaller window to the front aspect.

OUTSIDE:
To the front of the property is a large, gravelled driveway providing off-road parking for at least six vehicles, together with gated side access leading to the rear garden. The rear garden is a standout feature, being particularly generous in size and offering a decked seating area, patio area to the side of the property and an extensive lawn. A storage shed is positioned to the rear, with the garden fully enclosed by timber fencing.

Tenure: Freehold
Construction Type: Brick/Tile
Heating: Gas Central Heating
Windows/doors: UPVC Double Glazing/
Council Tax: Band C £2,046.77 (2026/2027)
Drainage: Mains
Parking: Off Street/Driveway
Broadband: Ultrafast Broadband Available

Agent Notes
Full Material Information Report available on Rightmove at the end of description and is called Web Details.

¦¦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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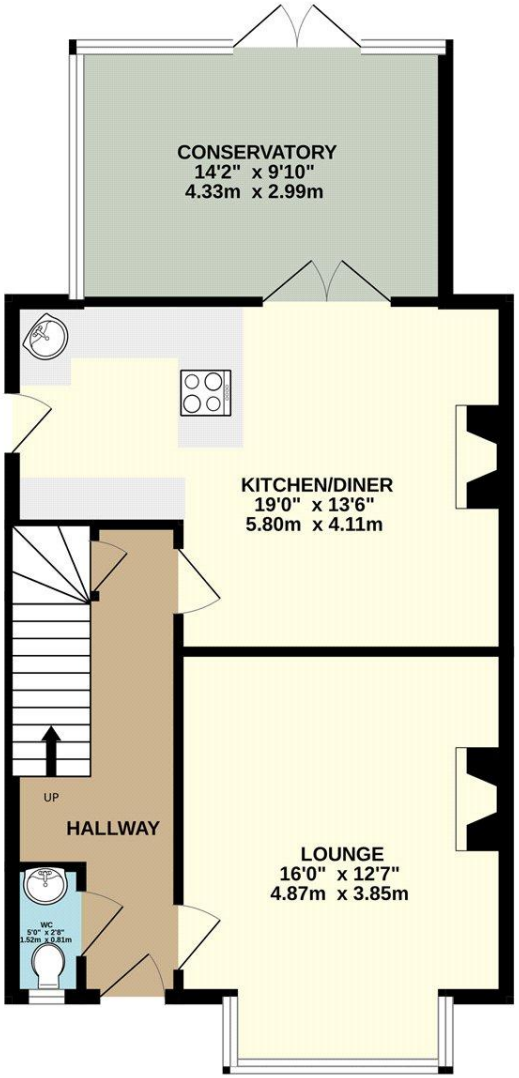


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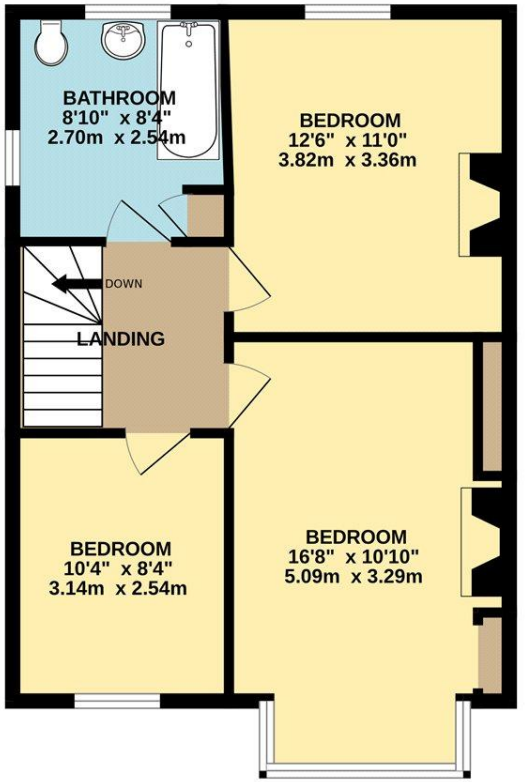
Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



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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