



# 1 Peterhouse Close, Mildenhall

Bury St. Edmunds



Minors & Brady

# 1 Peterhouse Close

Mildenhall, Bury St. Edmunds

A bright and welcoming end-of-terrace home tucked away on a quiet residential road in Mildenhall, this well-presented property offers a comfortable, modern setting ideal for first-time buyers, small families or investors. With a brand-new boiler, a refreshed navy-toned kitchen and a flowing open-plan living/dining space opening directly to the garden, it delivers an easy everyday layout with room to grow. Three versatile bedrooms provide options for sleeping, working or dressing, while a low-maintenance frontage and a rear driveway with parking for two cars add valuable practicality. Altogether, it's a welcoming and ready-to-enjoy home in a peaceful yet convenient setting.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Brand-new boiler installed in October 2025.





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Mildenhall, Bury St. Edmunds

- End-of-terrace residence positioned down a quiet, residential road in the Suffolk town of Mildenhall
- Brand-new boiler installed less than one year ago
- Suitable option for first-time buyers, small families or investors looking for a well-presented property
- Easy access to the town centre, offering a range of shops, schools, restaurants and transport links
- Open-plan living/dining room creating an effortless flow for everyday living and entertaining, with access out to the garden
- Brand-new kitchen equipped with stylish Navy cabinetry, an integrated oven and areas for your appliances
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office or a dressing room
- Bathroom comprising of a two-piece suite, with a separate WC for convenience
- A private, landscaped garden featuring a maintained lawn, a brick-weave patio for outdoor seating and a timber storage shed
- Driveway located at the rear providing off-road parking for two vehicles



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## Mildenhall

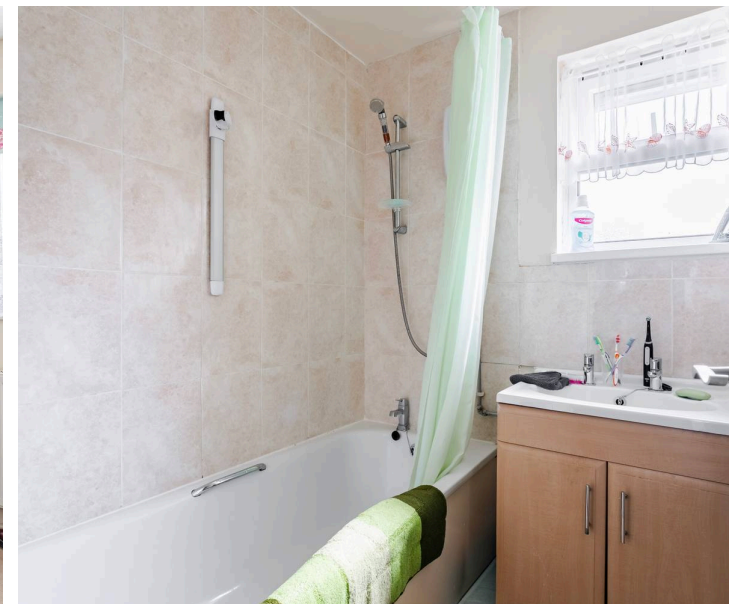
Peterhouse Close sits within a calm, well-established residential pocket on Mildenhall's eastern side, giving you a quieter setting while keeping the town's amenities comfortably close.

Just over half a mile from Mildenhall town centre, the location makes everyday life straightforward: the market square, cafés, local shops and practical services are all within easy reach. The neighbourhood has a settled, suburban feel with good access to nearby green spaces and the riverside paths along the Lark, adding a gentle outdoorsy element to day-to-day living.

For groceries, the closest major option is Sainsbury's on Recreation Way, with Heron Foods in the town centre for quick top-ups. Morrisons Daily near Market Place offers another convenient stop for essentials.

Families benefit from several nearby schools. St Mary's Church of England Academy and Great Heath Academy are the closest primary options, while Mildenhall College Academy on Sheldrick Way serves older students and is easy to reach by bike or car.

Transport links are practical for commuting or weekend travel. The A11 and A14 are close enough to make journeys toward Cambridge, Bury St Edmunds, Newmarket and Thetford straightforward. Local bus services run from the town centre, and nearby rail stations at Kennett and Thetford provide wider connections when needed.



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A well-presented end-of-terrace home set along a quiet residential road in the Suffolk town of Mildenhall, this inviting property offers a polished blend of comfort, practicality and modern upgrades, including a brand-new boiler installed less than a year ago. It represents an excellent opportunity for first-time buyers, small families, or investors seeking a home that is ready to enjoy.

A bright and welcoming entrance hall sets the tone, leading into a light-filled open-plan living/dining room that creates an effortless flow for everyday living and entertaining. With direct access out to the garden, it's a versatile space that works beautifully for both relaxing and hosting.

The brand-new kitchen has been thoughtfully designed, fitted with stylish navy cabinetry, an integrated oven and dedicated spaces for your appliances, offering a fresh, contemporary setting for cooking and meal preparation.

Upstairs, three bedrooms provide comfort and flexibility. Whether you need a peaceful main bedroom, a children's room, a home office or a dressing room, the layout adapts easily to changing needs.

Outside, the property continues to impress. A low-maintenance front garden complements the home's kerb appeal, while a rear driveway offers valuable off-road parking for two vehicles.

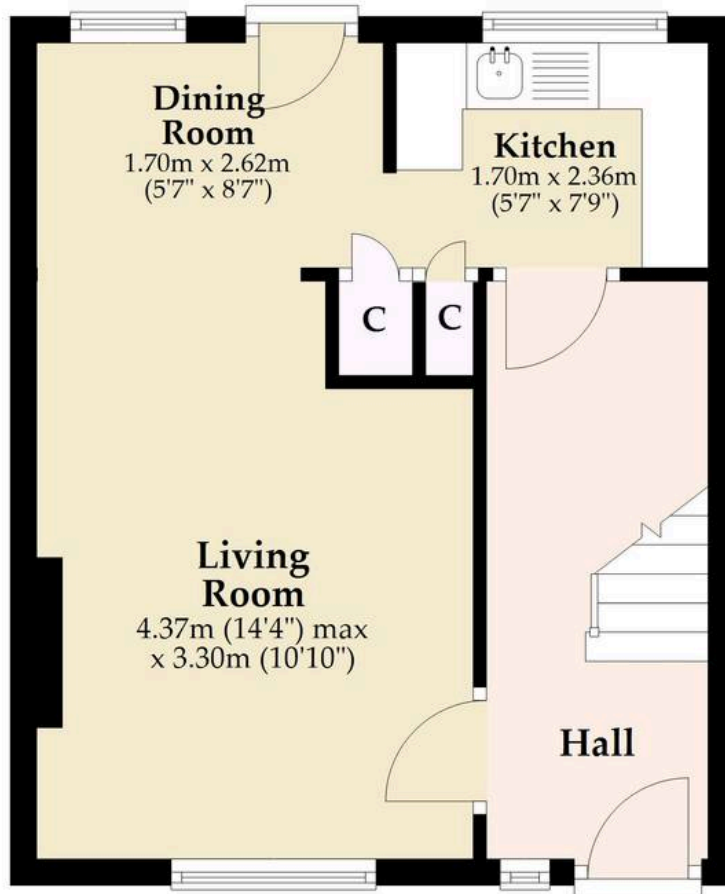
This is a well-presented, move-in-ready home offering modern comforts, flexible living spaces and practical features throughout. Positioned in a peaceful residential setting yet close to Mildenhall's amenities, it provides a balanced lifestyle ideal for a range of buyers.

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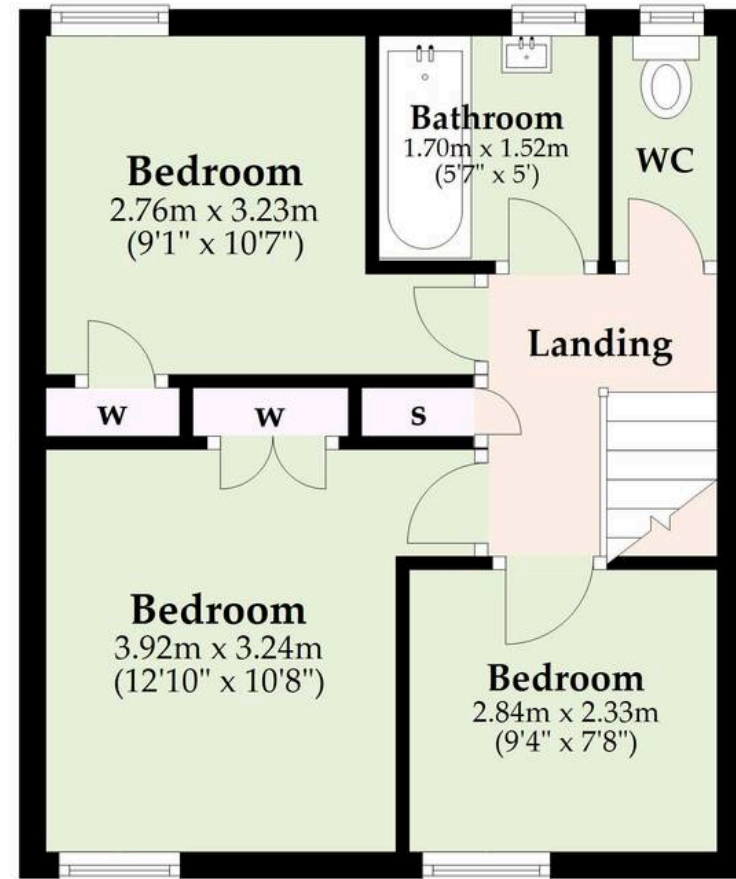
## Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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