



17 Kingsway, Mildenhall
Minors & Brady



17 Kingsway

A home with history, character and an incredible amount of space at its heart. Formerly known as Mildenhall's beloved "Dot's Shop", this unique period property has been thoughtfully combined and transformed into a substantial family home in a convenient town centre location. Offering a flexible layout, the property boasts multiple reception rooms, a beautifully refitted shaker-style kitchen, conservatory and versatile study or craft room. Upstairs, four well-proportioned bedrooms are complemented by a stylish family bathroom and a principal suite with walk-in wardrobe and en-suite. Modern enhancements including air conditioning, updated bathrooms and a recently upgraded boiler ensure the home is as comfortable as it is characterful. With ample parking, a double garage, carport and a private courtyard garden, this is a rare opportunity to acquire a distinctive home that effortlessly blends period charm with modern living.

- Formerly Mildenhall's historic "Dot's Shop", dating back to 1899
- Thoughtfully combined from two full-sized properties to create a truly unique home
- Beautifully refitted Wren kitchen with shaker cabinetry and solid oak worktops
- Principal suite with walk-in wardrobe and private en-suite shower room
- Flexible study, workshop or craft room with potential for a home office or nursery
- Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please note that an emergency egress route exists across the property for the benefit of No. 15, to be used solely as an escape route in the event of an emergency such as a fire. Further details are available upon request.

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17 Kingsway

Mildenhall, Bury St. Edmunds

The Location

This home is set within a well-established residential area, offering a peaceful and settled environment while still being conveniently positioned for access to everyday amenities. The surrounding neighbourhood has a welcoming, community feel, making it well suited to a variety of buyers, from first-time purchasers to families and those looking to downsize.

The location provides easy access to a range of local shops, cafés and essential services, ensuring day-to-day needs are well catered for without the need to travel far. Nearby open spaces and walking routes give opportunities to enjoy time outdoors, whether for a relaxed stroll, exercise or simply a change of pace from daily routines.

For grocery shopping, there are a number of well-known supermarkets and smaller convenience stores within comfortable reach, making both larger weekly shops and quick top-ups equally straightforward.

Families will appreciate the selection of schooling options available in the wider area, catering for a range of age groups and providing flexible choice depending on individual needs.

Transport connections are practical, with road links allowing for straightforward journeys to surrounding towns and key destinations. Public transport options are also available nearby, offering additional flexibility for commuting, travel and leisure.



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17 Kingsway

Mildenhall, Bury St. Edmunds

Kingsway, Mildenhall

Steeped in local history and packed with character, this substantial period home offers an exceptional blend of heritage, space and modern comfort. Originally serving as Mildenhall's much-loved general store, affectionately known as "Dot's Shop", the property has evolved over the years through the thoughtful combination of two full-sized homes, creating a wonderfully versatile residence that effortlessly accommodates modern family life.

Occupying a highly convenient town centre position, the property immediately impresses with its handsome appearance and generous proportions. Behind the front door, a welcoming entrance hall introduces the home, setting the tone for the spacious and adaptable accommodation that unfolds throughout.

At the heart of the home lies a beautifully refitted kitchen, thoughtfully designed to combine timeless style with everyday practicality. Finished with shaker-style cabinetry, solid oak worktops and a comprehensive range of integrated appliances, it offers ample storage and preparation space for keen cooks and busy households alike.

A useful pantry provides additional storage, while the adjoining conservatory creates a bright and inviting extension of the living space, enjoying direct access to the garden and providing the perfect setting for morning coffee, relaxed dining or entertaining guests.



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17 Kingsway

Mildenhall, Bury St. Edmunds

Further enhancing the practicality of the ground floor is a separate utility room, fitted with matching cabinetry and oak worktops, allowing laundry and household tasks to be neatly tucked away from the main living areas.

The reception rooms are equally impressive. The generous living room is flooded with natural light from two attractive bay windows and benefits from air conditioning, ensuring comfort throughout the seasons.

A separate dining room provides an elegant setting for both formal occasions and everyday family meals, enjoying a dual-aspect outlook that enhances the feeling of light and space. In addition, a highly versatile study, craft room or workshop offers excellent flexibility and could easily serve as a home office, nursery, hobby room or occasional guest accommodation depending on individual requirements.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom provides a relaxing retreat, complete with a walk-in wardrobe and a stylish en suite shower room. Three further bedrooms offer generous accommodation, with fitted storage featuring in many of the rooms, making the property particularly appealing for families seeking practical and comfortable living space.



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17 Kingsway

Mildenhall, Bury St. Edmunds

The bathrooms have been thoughtfully modernised to a high standard. The en suite delivers contemporary convenience, while the family bathroom provides a touch of luxury with its freestanding bath, creating the perfect place to unwind at the end of the day. A further ground floor bathroom significantly enhances convenience, making the home well suited to larger households, visiting guests or multi-generational living arrangements.

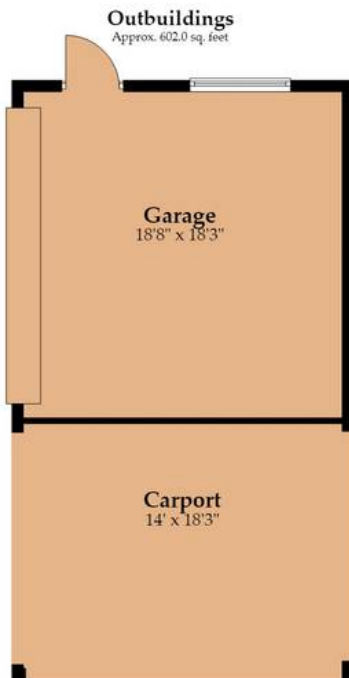
The property has benefitted from a programme of improvements in recent years, including updated flooring, modern bathroom suites, an upgraded boiler and the installation of air conditioning heat pumps to both the living room and conservatory, ensuring a comfortable environment throughout the year.

Outside, the property continues to impress. A substantial private driveway provides extensive off-road parking for multiple vehicles and extends towards the rear of the property. The enclosed courtyard-style garden has been designed with ease of maintenance in mind while still offering an attractive and private outdoor environment. Paved and gravelled seating areas provide plenty of space for outdoor dining, entertaining and relaxation, complemented by mature planting and established borders that soften the space beautifully.

Completing the package is an impressive double garage with power and lighting, together with a carport and additional storage facilities, providing excellent versatility for vehicle storage, workshop use or hobbies.



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Total area: approx. 2781.3 sq. feet

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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.
Plan produced using PlanUp.

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Minors & Brady
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