



140 St. Johns Close, Mildenhall

Minors & Brady



140 St. Johns Close

Mildenhall, Bury St. Edmunds

From the moment you arrive, this spacious end-terraced home impresses with its bright, well-balanced accommodation, practical layout and excellent range of features. Clerestory windows throughout flood the property with natural light, enhancing the generous living room and spacious kitchen/dining room that forms the heart of the home. With three well-proportioned bedrooms, a family shower room, separate WC, enclosed low-maintenance rear garden, garage and car port, the property offers space and versatility to suit a variety of lifestyles. Conveniently located within walking distance of local amenities, the property is also well placed for military personnel connected with the nearby RAF bases, making it an excellent choice for service families. Offering broad appeal, this is a fantastic opportunity for families, first-time buyers, investors and those seeking easy access to local employment hubs.





140 St. Johns Close

Mildenhall, Bury St. Edmunds

Positioned within the Suffolk market town of Mildenhall, St. Johns Close enjoys a setting that combines the convenience of everyday amenities with easy access to open countryside and neighbouring towns. Popular with families, professionals, military personnel connected with the nearby RAF bases, and those seeking a well-connected East Anglian location, Mildenhall offers a practical balance between town and country living.

Everyday shopping needs are well catered for, with a choice of supermarkets including Tesco and Sainsbury's, alongside local convenience stores, pharmacies and healthcare services. The town centre features a variety of cafés, pubs, takeaways and restaurants, while larger retail and leisure facilities can be found in nearby Bury St Edmunds, Newmarket and Thetford.

Mildenhall offers a selection of primary schools alongside Mildenhall College Academy, while further independent and state schooling options can be found in Bury St Edmunds, Newmarket and surrounding villages.

Mildenhall sits close to the A11, providing direct links towards Cambridge, Norwich and the wider national road network, while the A14 offers convenient access to Bury St Edmunds, Ipswich and the Midlands. Rail services are available from nearby Kennett and Newmarket, with more extensive connections from Bury St Edmunds and Cambridge, making the area a practical choice for commuters.

The River Lark, nearby Breckland landscapes, Thetford Forest and Brandon Country Park provide opportunities for walking, cycling, running and wildlife watching, while the villages of Barton Mills, Worlington and Beck Row offer additional dining and leisure options. Combining established amenities, strong transport links and access to some of Suffolk's most attractive countryside, St. Johns Close is well placed for those seeking a convenient and well-rounded place to call home.

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140 St. Johns Close

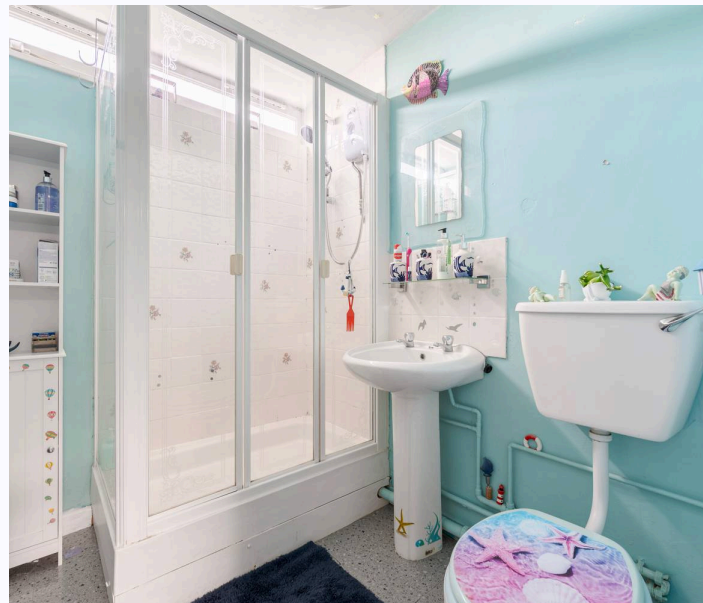
Mildenhall, Bury St. Edmunds

Occupying a desirable position within easy reach of local amenities, this spacious end-terraced family home offers well-presented accommodation arranged over multiple levels.

The property is entered via a useful entrance porch, providing space for coats and shoes, while also offering access to the rear garden.

The main living accommodation is situated on the first-floor, where a generous living room enjoys a bright and airy feel, enhanced by a large rear-facing window and clerestory window to the front. Natural light floods the space, creating a comfortable environment for everyday living and entertaining.

The kitchen/dining room forms the heart of the home and is thoughtfully designed with a range of fitted wall and base units, ample worktop space, stainless steel sink and room for a variety of appliances. There is also plenty of space for dining, making it an ideal setting for family meals and social occasions. A separate WC with hand wash basin serves this floor, while useful storage cupboards are located off the landing.



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On the upper-floor, the principal bedroom is a well-proportioned double room with ample space for wardrobes and additional furniture. The second bedroom is another comfortable double, while the third offers flexibility as a bedroom, home office, study or hobby room.

The family shower room is fitted with a large shower enclosure, WC and wash hand basin, serving the bedrooms well. Further storage is available from a landing cupboard.

Outside, the enclosed rear garden is predominantly paved for ease of maintenance, with borders providing opportunities for planting and personalisation. Rear gated access adds further practicality.

The property also benefits from a car port and garage, providing excellent parking and storage options.

Agents Note

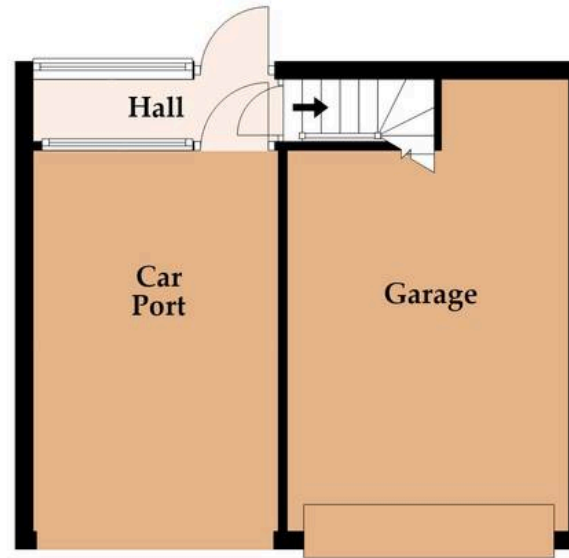
This property will be sold freehold.
Please call our Bury St. Edmunds office for further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 3.0 sq. metres (32.6 sq. feet)
(excluding Garage, Car Port)



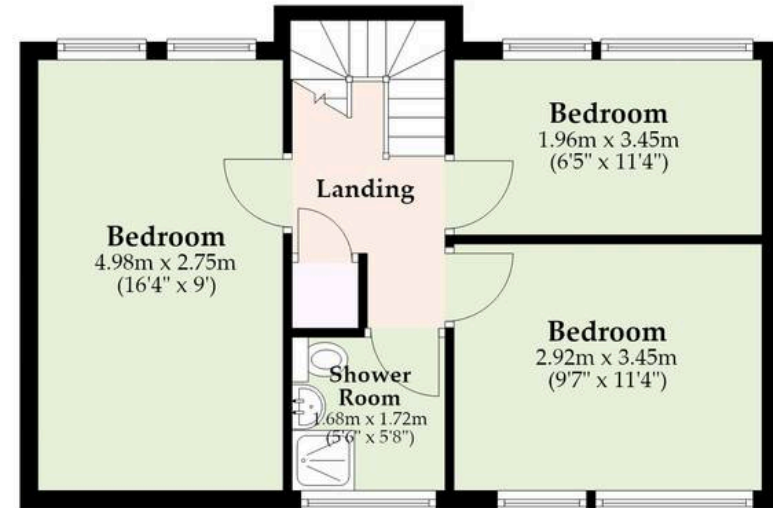
First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Second Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 84.7 sq. metres (912.2 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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