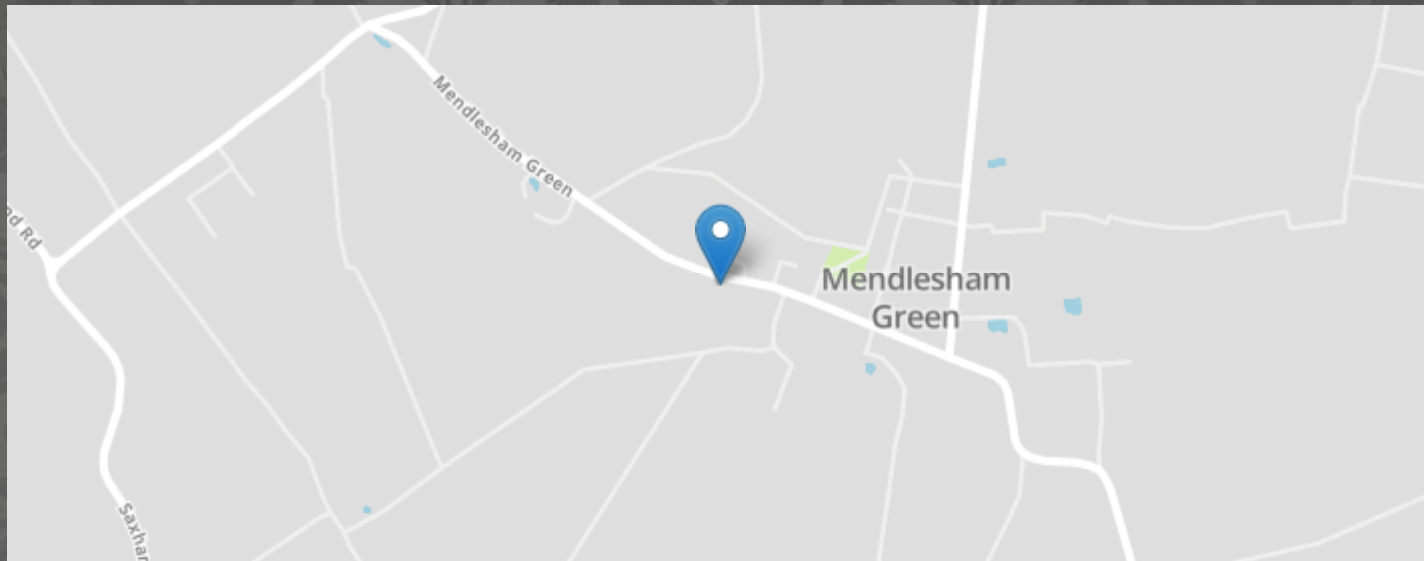


Mendlesham Green, Stowmarket



- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN SHAKER-STYLE KITCHEN WITH BREAKFAST AREA
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- QUIET CUL-DE-SAC LOCATION IN MENDLESHAM GREEN
- PRIVATE REAR GARDEN AND DOUBLE GARAGE
- SPACIOUS LOUNGE WITH WOOD-BURNING STOVE
- SEPARATE DINING ROOM
- EN-SUITE TO PRIMARY BEDROOM
- SHORT DRIVE TO STOWMARKET AND A14

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MARKS & MANN



Mendlesham Green, Stowmarket

This beautifully presented four-bedroom detached family home is set within a peaceful cul-de-sac in the sought-after village of Mendlesham Green. Immaculately maintained and tastefully decorated throughout, the property offers generous and versatile living accommodation including a welcoming hallway, elegant lounge with feature brick fireplace and French doors to the garden, formal dining room, and a stunning contemporary kitchen/breakfast room with shaker-style units and granite-effect worktops. The kitchen's open-plan flow into the breakfast area makes it perfect for both everyday living and entertaining, while the utility room and ground floor cloakroom add everyday convenience. Upstairs, the property continues to impress with four well-proportioned bedrooms, including a stylish principal suite with fitted wardrobes and a modern en-suite shower room, a bright guest bedroom on the top floor, and two further bedrooms ideal for family or home office use. A modern family bathroom completes the accommodation. Outside, the private rear garden provides a tranquil space for relaxing or dining outdoors, while the front offers off-road parking and access to a double garage. A perfect balance of space, comfort, and village charm — this wonderful home is ready to move straight into and enjoy.

£450,000 Guide Price

Mendlesham Green, Stowmarket

Ground Floor

Entrance Hall

A welcoming entrance hall with neutral tones and carpeting creates an inviting first impression. The space leads to all main ground floor rooms and features a staircase to the first floor with white balustrades, creating a light and airy feel.

Living Room

A generous and elegantly decorated living room with dual-aspect views allowing light to flood through, while French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. A feature brick fireplace with a wood-burning stove forms a warm focal point, complimented by neutral décor and soft furnishings — perfect for relaxing evenings or entertaining guests.

Dining Room

The separate dining room offers a classic and versatile space ideal for family dinners or hosting gatherings. Warm wood tones provide a formal yet welcoming atmosphere. Radiator. Double glazed window.

Kitchen / Breakfast Room

The heart of the home — this beautifully designed kitchen features an extensive range of sage-green shaker-style units paired with sleek granite worktops. Fully fitted with integrated appliances, including a double oven, induction hob, and extractor, it provides ample workspace for both keen cooks and busy families. The layout opens into a casual breakfast area with space for a small dining table and access through sliding doors to the garden — perfect for summer mornings or entertaining. The kitchen was completely replaced in 2019.

Utility Room

Located conveniently off the kitchen, the utility room provides additional workspace, a sink, and plumbing for laundry appliances, as well as side access to the garden — an ideal area for managing household tasks or muddy boots after a countryside walk.

Ground Floor Cloakroom

A stylishly tiled downstairs cloakroom fitted with a modern vanity basin and low-level WC.

First Floor

Bedroom One

A beautifully proportioned double bedroom featuring a bright floral feature wall and fitted mirrored wardrobes providing generous storage. The room benefits from a sleek modern en-suite shower room, complete with a walk-in shower, vanity basin, and contemporary tiled walls for a luxurious finish.

Bedroom Two

A serene double bedroom with soft neutral tones and space for freestanding furniture. The gentle slope of the ceiling adds character, making it a cosy and private retreat.

Bedroom Three

A comfortable single bedroom or guest room, currently set up with a single bed and fitted window treatments. Ideal as a child’s room or dressing room.

Bedroom Four / Study

Perfect for today’s lifestyle, this versatile room currently serves as a home office. With ample natural light and space for a desk and shelving, it’s an excellent area for remote work or creative hobbies.

Family Bathroom

The family bathroom includes a full-size bath with shower over, pedestal basin, and WC, complimented by contemporary tiling and chrome fittings. Radiator. Double glazed frosted window.

Outside

The property sits on a well-maintained plot with both front and rear gardens. The rear garden offers a peaceful retreat — a mix of patio space and mature planting ideal for outdoor dining and relaxation. There is also ample off-road parking and a double garage, providing convenience and storage options.

Location

The property is located in the sought-after village of Mendlesham Green, a short distance from the larger village of Mendlesham, which provides excellent local amenities including a well-regarded primary school, village shop, post office, public house, and community centre. The surrounding countryside offers endless opportunities for walking and outdoor pursuits, while maintaining easy access to nearby towns.

The market town of Stowmarket is just a short drive away and offers a wider range of shops, cafés, and leisure facilities, as well as direct rail services to London Liverpool Street, Ipswich, and Cambridge. Excellent road links via the

Mendlesham Green, Stowmarket

A140 and A14 make the area ideal for commuters travelling to Norwich, Bury St Edmunds, or further afield.

Mendlesham Green combines the charm of a rural community with the convenience of modern connectivity — a place where neighbours know each other by name, yet everything you need is within easy reach.

Important Information

Tenure – Freehold.
Services – We understand that there is an air source heat pump, electricity, water and drainage are connected to the property.
Council tax band - D
EPC rating - D

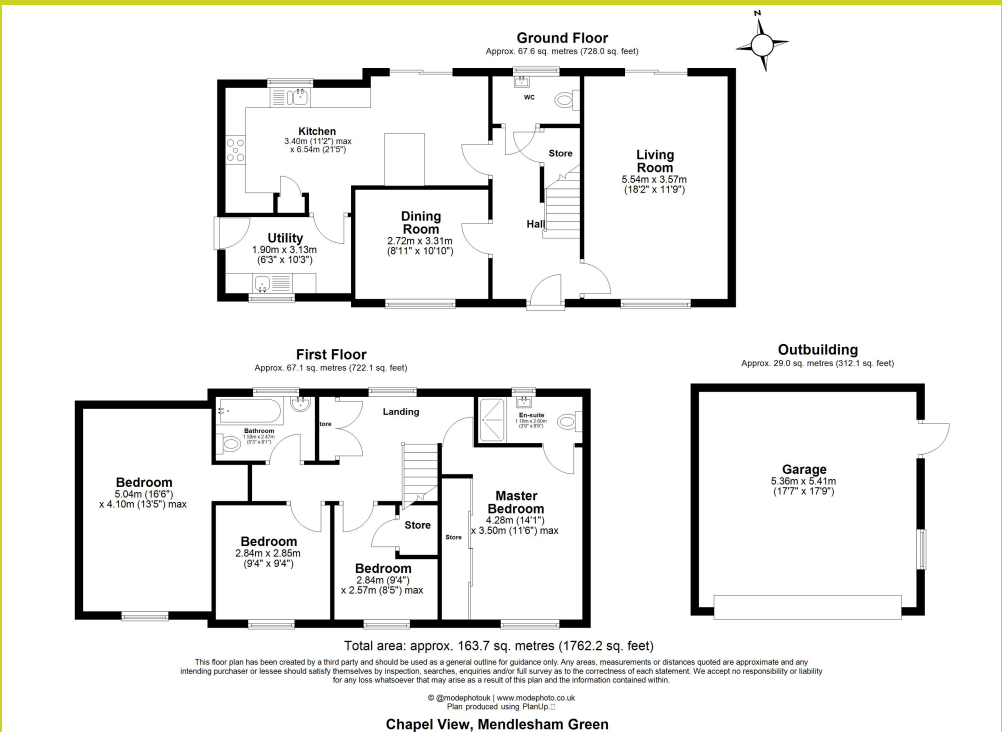
Disclaimer

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intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



The above floor plans are not to scale and are shown for indication purposes only.

