

Mill Road, Mendlesham, Stowmarket



- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO THE PRIMARY SCHOOL
- FIELD VIEWS TO THE FRONT, REAR & SIDE
- OUTBUILDINGS WITH POWER AND LIGHT
- FRONT, REAR & SIDE GARDENS
- SOLE PLATES REPLACED
- PARKING FOR TWO CARS
- VENDOR HAS FOUND ONWARD

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MARKS & MANN



Mill Road, Mendlesham, Stowmarket

\*\*\*VENDOR HAS FOUND ONWARD\*\*\*

Welcoming to market this Grade II listed TWO BEDROOM SEMI-DETACHED cottage with CHARACTER features throughout a LARGE REAR GARDEN, side garden and front garden. The property sits in the desirable area of Mendlesham and is surrounded with FIELD VIEWS. The property offers three levels of accommodation with an open plan kitchen/living room, TWO DOUBLE BEDROOMS with walk-in wardrobe potential and main bathroom. This cottage offers original flooring and beams throughout, quirky winding staircases and outbuildings with power and light. Early viewing recommended.

**£220,000 Offers in Excess of**



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Ground Floor

Rear Entrance

The entrance offers a large understairs storage area, winding staircase to the first floor and access to the reception area.

Reception

Well presented living room with original open brick fireplace (this will need to be re-opened) offering space for a log burner to be added, laminate flooring and original beams featured throughout. Dual aspect views with bespoke fitted windows. Low open brick feature wall separating the kitchen and reception. Radiator.

Kitchen

Modern kitchen offering low level units with oak effect worktops. Partly tiled walls and laminate flooring. Space for fridge/freezer and integrated oven with electric hob top. The kitchen is filled with natural light with dual aspect views and entrance to the side/front of the property. Stainless steel sink with mixer tap.

First Floor

Lobby

Spacious and characterful with original oak flooring and beams leading to the bathroom and bedroom. Window overlooking the side field views and side garden.

Bathroom

A well presented first floor bathroom with three piece suite to include bath with overhead shower, WC and wash basin. Partly tiled walls. Fitted flooring. Radiator. Window to side aspect.

Bedroom Two

Spacious double bedroom with LARGE storage cupboard, the current vendors have used this as a walk-in wardrobe. The storage area also houses the fuse box and electric meter. The bedroom has original oak flooring and traditional beams. Window to the side aspect offering field views. Radiator.

Second Floor

Main Bedroom

Large bedroom occupying the whole of the second floor. Winding stairs providing access. This spacious bedroom has original flooring, character beams and window providing field views. Large side space providing walk-in wardrobe area.

Outside

Large patio area with decking and seating, there is an outbuilding which has been separated in two, one side offering a utility area with plumbing for a washing machine and tumble dryer. Bin storage to the side.

To the rear there is a large laid to lawn area with a good size timber shed to the rear which is equipped with power and light, this offers a good space to be used for an outside office or summerhouse.

To the front side there is a landscaped area with stepping stones leading to the front/side entrance. Well established shrubbery and new additional trees added.

Important information

Tenure – Freehold  
Services – We understand that electricity and water are connected to the property.  
Shared Septic tank.  
Council tax band - C  
EPC rating - N/A

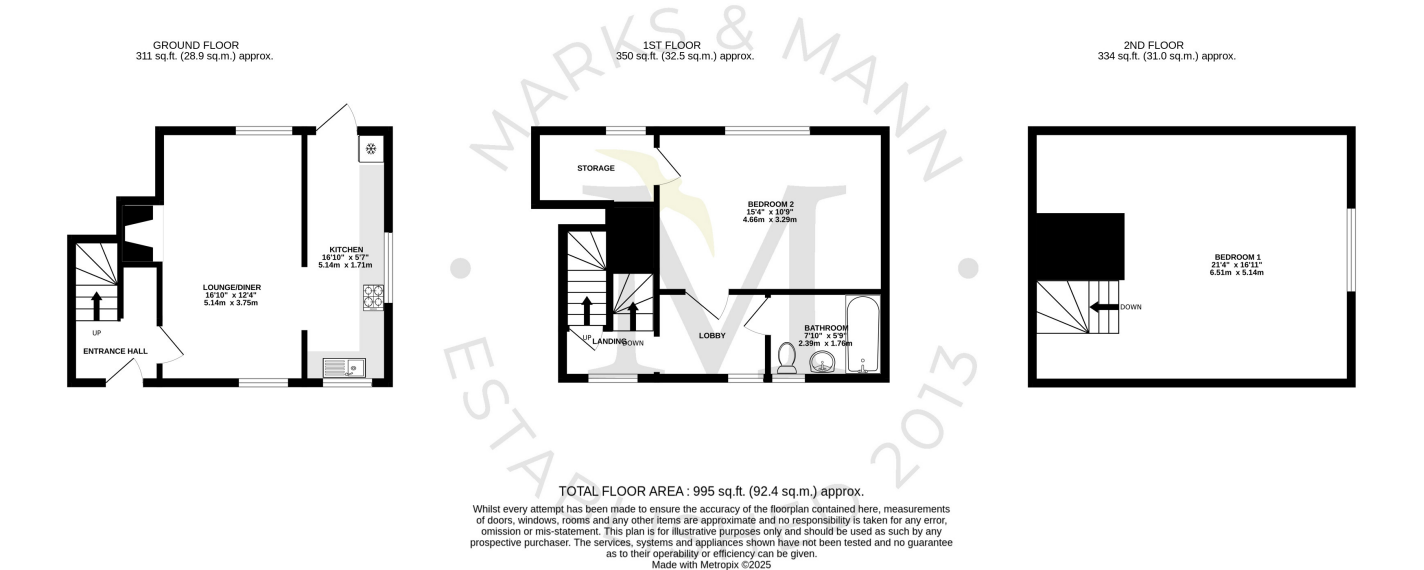
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Anti Money Laundering Regulations

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.

