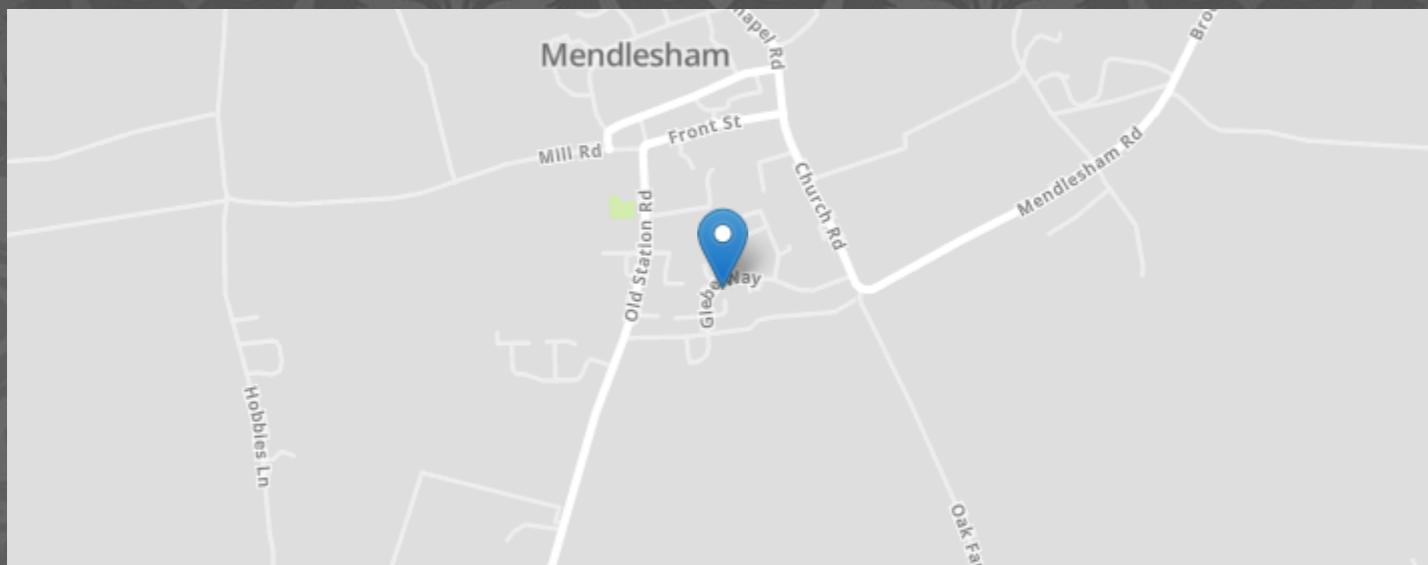


Glebe Way, Mendlesham, Stowmarket



MARKS & MANN



- POPULAR VILLAGE LOCATION
- KITCHEN/ DINER
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- SEMI DETACHED HOUSE
- LOUNGE
- MODERN BATHROOM
- LARGE REAR GARDEN

### Glebe Way, Mendlesham, Stowmarket

Located in the popular village of Mendlesham is this well presented semi-detached three bedroom house, arranged to provide spacious and well appointed living accommodation. Comprising of entrance hall, sitting room, fitted kitchen/dining room and bathroom together with an attached single garage and good size garden all situated on this popular road on the edge of the village.

Mendlesham is a pretty village located within easy reach of the A140 trunk road and approximately five miles of Stowmarket. The village itself benefits from a good range of amenities and facilities including a village store, primary school and health centre. Stowmarket offers a wide range of shopping and leisure facilities together with main line rail links with London's Liverpool Street Station and fast access to the A14 trunk road.

**£280,000**

The property benefits from sealed unit double glazing and radiator heating.

The accommodation is as follows;

MARKS & MANN

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## Ground Floor

### Entrance Hallway

Stairs to first floor. Door to:

### Lounge

4.43m x 3.35m (14' 6" x 11' 0")  
Double glazed window to front. Under stairs cupboard. Laminate flooring. Radiator.

### Kitchen/Dining Room

4.38m x 3.21m (14' 4" x 10' 6")  
Double glazed window and French doors to rear. Range of work surfaces. Range of wall and floor mounted units. Sink. Cooker. Extractor hood. Built in dishwasher. Plumbing for washing machine. Space for fridge/ freezer. Part tiled walls. Laminate flooring. Radiator.

## First Floor

### Landing

Doors to bedrooms and bathroom. Airing cupboard.

### Bedroom One

3.79m x 2.70m (12' 5" x 8' 10")  
Double glazed window to front. Built in wardrobe. Radiator.

### Bedroom Two

2.58m x 2.40m (8' 6" x 7' 10")  
Double glazed window to rear. Radiator.

### Bedroom Three

2.77m x 2.44m (9' 1" x 8' 0")  
Double glazed window to side. Laminate flooring. Radiator.

### Bathroom

Double glazed window to rear. Low level W.C. Wash basin in unit. Bath with shower above. Extractor fan. Coved ceiling.

## Outside

### Garage & Driveway

Window to rear. Up and over door. Power and light connected. The garage is approached via a driveway providing additional off road parking for one vehicle. To the left hand side of the driveway is a grass area which provides additional off road parking for one/two vehicles and access to the rear gardens.

### Gardens

Large rear garden comprising paved terrace and lawn bounded by fencing.

## Additional Information

### Disclaimer

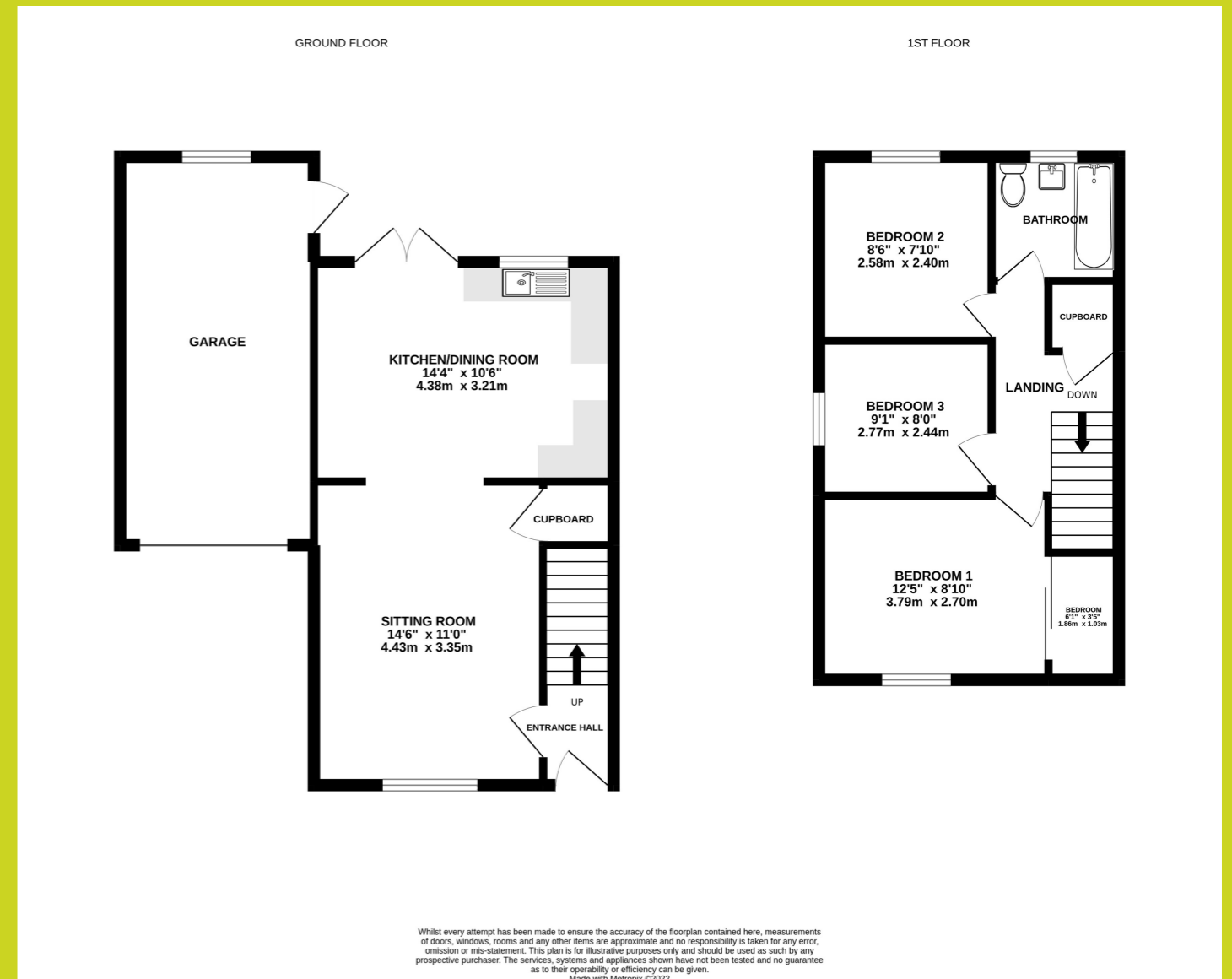
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

### 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.

### Council tax band:

At the time of instruction the council tax band for this property is band C.



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