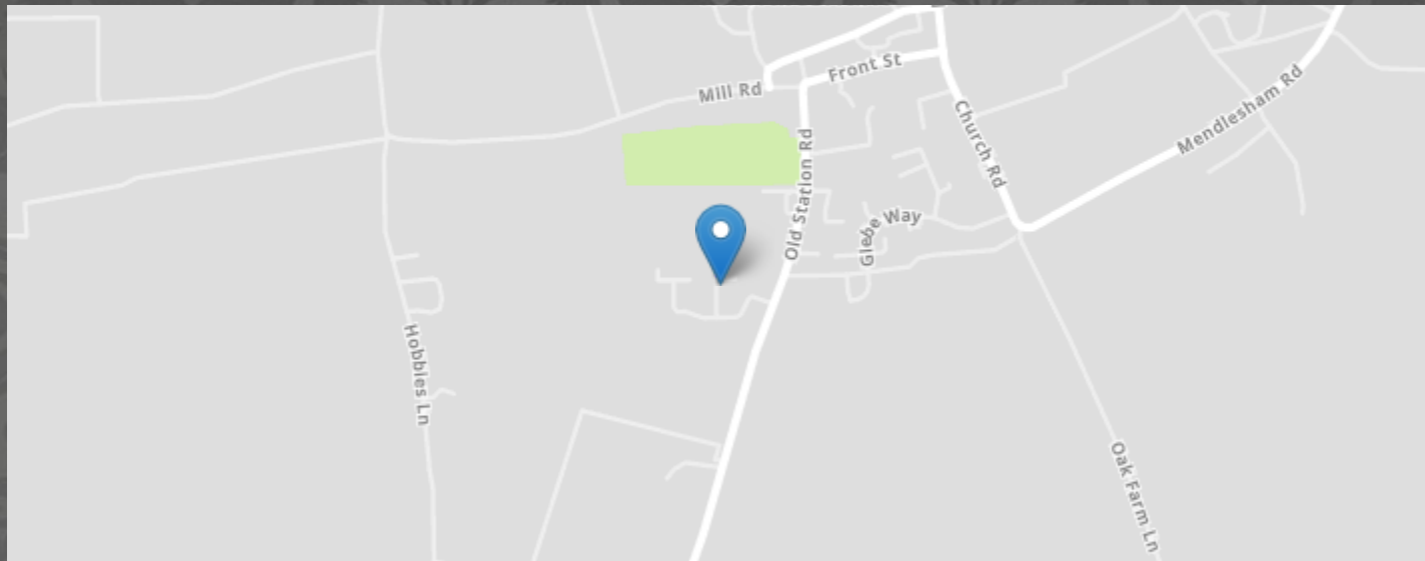


## The Sidings, Mendlesham, Stowmarket



- FIELD VIEWS
- OFF STREET PARKING
- EN-SUITE TO MAIN BEDROOM

- SEMI-DETACHED
- NHBC GURANTEE
- DOWNSTAIRS WC

# MARKS & MANN

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# MARKS & MANN



## The Sidings, Mendlesham, Stowmarket

Marks and Mann are proud to present this modern three bedroom semi detached house in the popular village of Medlesham. Internally the property comprises of a downstairs WC, spacious living room and well presented kitchen diner with double doors leading to the rear garden. The first floor comprises of main bathroom, main bedroom with en suite and two double bedrooms. Externally the property benefits from off street parking for multiple vehicles and access to a spacious rear garden via a side gate.

The village of Mendlesham offers a range of facilities such as the local convenience store, post office and fish and chip shop. There is also a health centre, along with primary school and community centre. The property is ideally located within a short driving distance from the town of Stowmarket which offers direct train links to London Liverpool Street, and a wider range of major superstores and a bustling town centre.

**£290,000**

# The Sidings, Mendlesham, Stowmarket

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## Front

Paved path leading to front door, shrubs, tarmac drive.

## Hallway

Double glazed window to side, laminate flooring, cupboard under stairs, radiator, access to :

## Cloakroom

Double glazed window to side, wall mounted sink, floor mounted WC, laminate flooring, radiator.

## Lounge

4.9m x 2.8m (16' 1" x 9' 2")  
Double glazed window to front, radiator.

## Kitchen/Diner

5.2m x 2.8m (17' 1" x 9' 2")  
Double glazed window to rear, double glazed double doors leading to garden, laminate flooring, wood effect worktops with cupboards above and below, stainless steel sink, double oven, gas hob with extractor.

## First Floor

### Landing

Boiler cupboard, access to :

### Main Bathroom

2m x 2m (6' 7" x 6' 7")  
Double glazed window to rear, wall mounted sink, floor mounted WC, bath with shower attachment, heated towel rail.

### Bedroom One

3.1m x 3.1m (10' 2" x 10' 2")  
Double glazed window to rear, radiator, access to en suite.

## En Suite

2m x 1.1m (6' 7" x 3' 7")  
Laminate flooring, walk in shower, wall mounted sink, floor mounted WC, heated towel rail.

## Bedroom Two

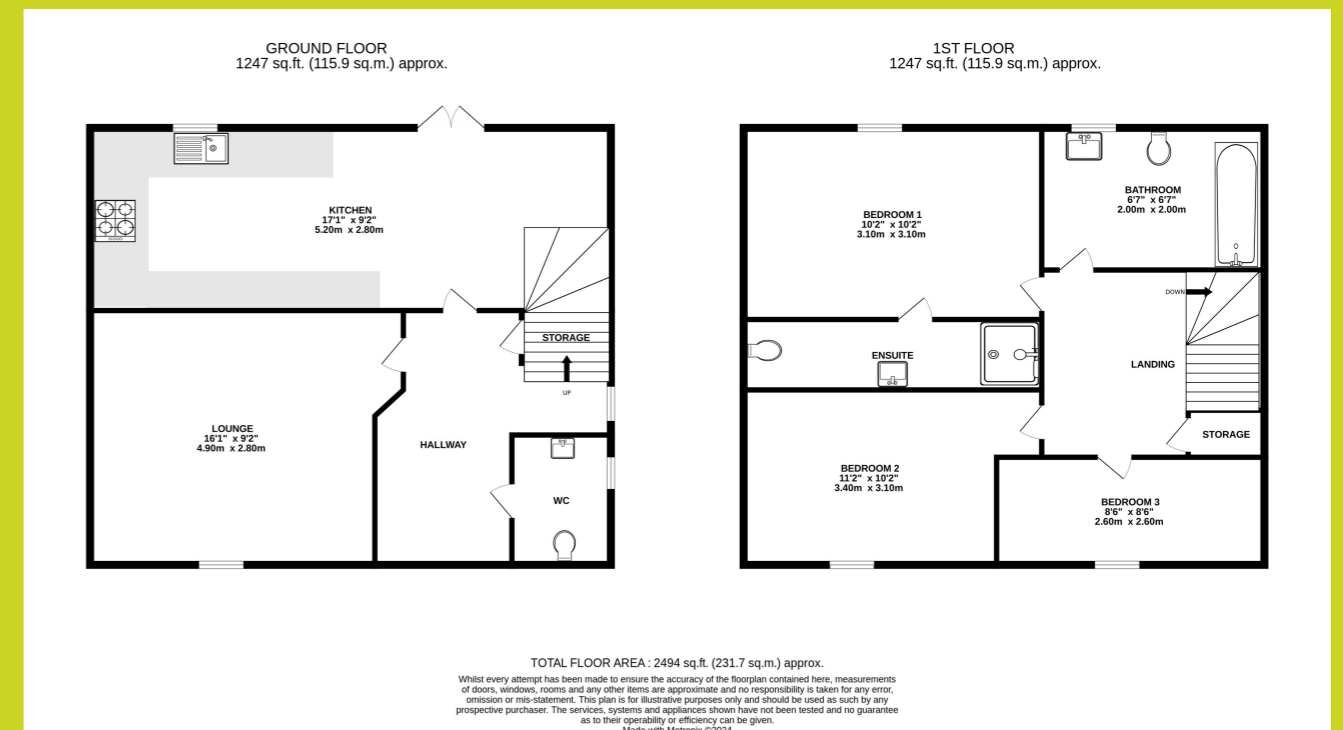
3.4m x 3.1m (11' 2" x 10' 2")  
Double glazed window to front, radiator.

## Bedroom Three

2.6m x 2.6m (8' 6" x 8' 6")  
Double glazed window to front, radiator.

## Rear Garden

North facing, laid to lawn, accessed via side gate.



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

