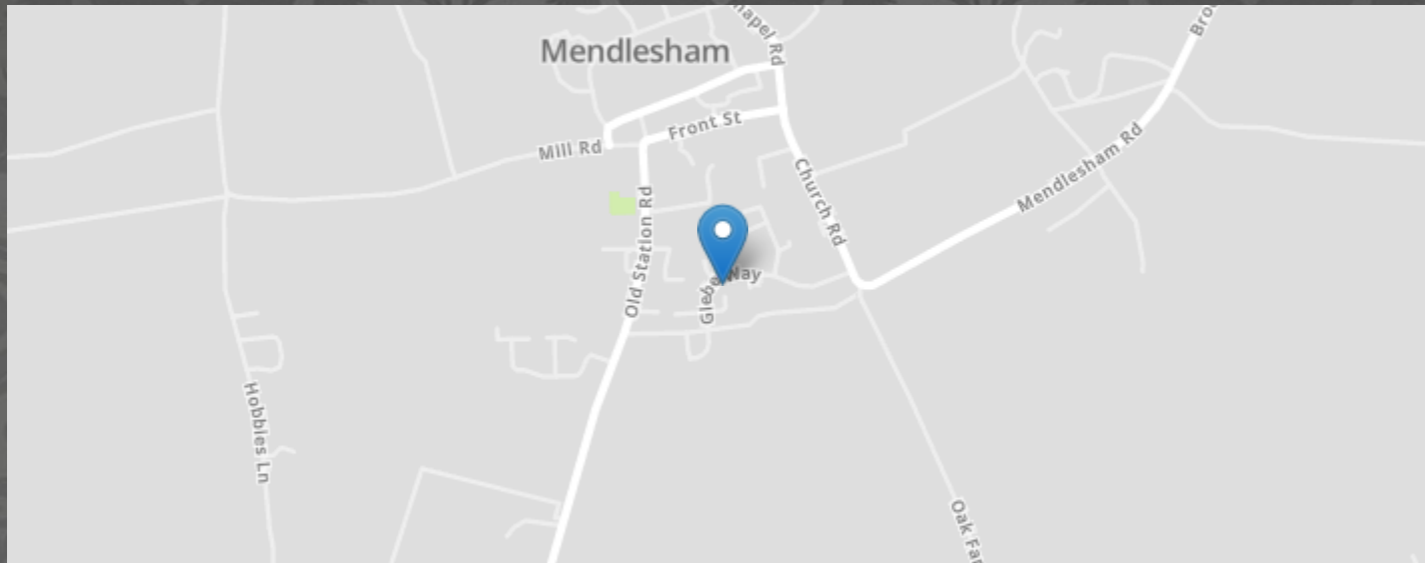


Glebe Way, Mendlesham, Stowmarket



- THREE BED SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN / DINER
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- SOUTH FACING REAR GARDEN
- SPACIOUS LOUNGE
- POPULAR VILLAGE LOCATION
- OIL FIRED CENTRAL HEATING

MARKS & MANN



Glebe Way, Mendlesham, Stowmarket

Offered for sale is this SEMI-DETACHED Three bedroom house with a SINGLE GARAGE, off road parking and SOUTH FACING rear garden. The home comprises of an OPEN-PLAN Kitchen/Dining room with French doors to the garden, spacious lounge, sizable main bedroom and family bathroom.

MARKS & MANN

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Website www.marksandmann.co.uk

£250,000 Offers in Excess of

Glebe Way, Mendlesham, Stowmarket

GROUND FLOOR

Hall

Plastered ceiling, overhead lighting, carpeted stairs leading to first floor and carpeted flooring.

Lounge

4.36m x 3.37m (14' 4" x 11' 1")
Plastered ceiling, overhead lighting, front aspect window, radiator, under stairs storage cupboard and wood effect flooring.

Kitchen/Diner

4.25m x 3.21m (13' 11" x 10' 6")
Plastered ceiling, overhead lighting, rear aspect window, rear aspect French doors, radiator and wood effect flooring.

FIRST FLOOR

Landing

Plastered ceiling, overhead lighting, airing cupboard and carpeted flooring.

Bedroom One

4.38m x 2.69m (14' 4" x 8' 10")
Plastered ceiling, overhead lighting, loft access hatch, front aspect window, radiator and carpeted flooring.

Bedroom Two

2.55m x 2.39m (8' 4" x 7' 10")
Plastered ceiling, overhead lighting, rear aspect window, radiator and carpeted flooring.

Bedroom Three

2.39m x 2.29m (7' 10" x 7' 6")
Plastered ceiling, overhead lighting, side aspect window, radiator and carpeted flooring.

Bathroom

1.90m x 1.87m (6' 3" x 6' 2")
Three piece family bathroom with plastered ceiling, overhead lighting, rear aspect obscured window, under sink storage, and laminate flooring.

OUTSIDE

Rear Garden

South facing rear garden, patio area, remainder laid to lawn with external tap, rear access to bridleway, shed to remain and access to garage.

Garage

5.50m x 2.58m (18' 1" x 8' 6")
Single garage with up and over garage door, rear aspect window, side aspect door, electricity outlets and lighting.

Driveway

Parking for a single vehicle on driveway in front of garage.

ADDITIONAL INFORMATION

Important Information

Tenure - Freehold
Services - We understand that mains electricity, water and drainage are connected to the property with oil fired central heating.
Council Tax Band - C
EPC Rating - D
Our Ref: SM

Location

Mendlesham is a pretty village located within easy reach of the A140 trunk road and approximately five miles off 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.

Directions

Using a Satnav, please use IP14 5TL as the point of destination.

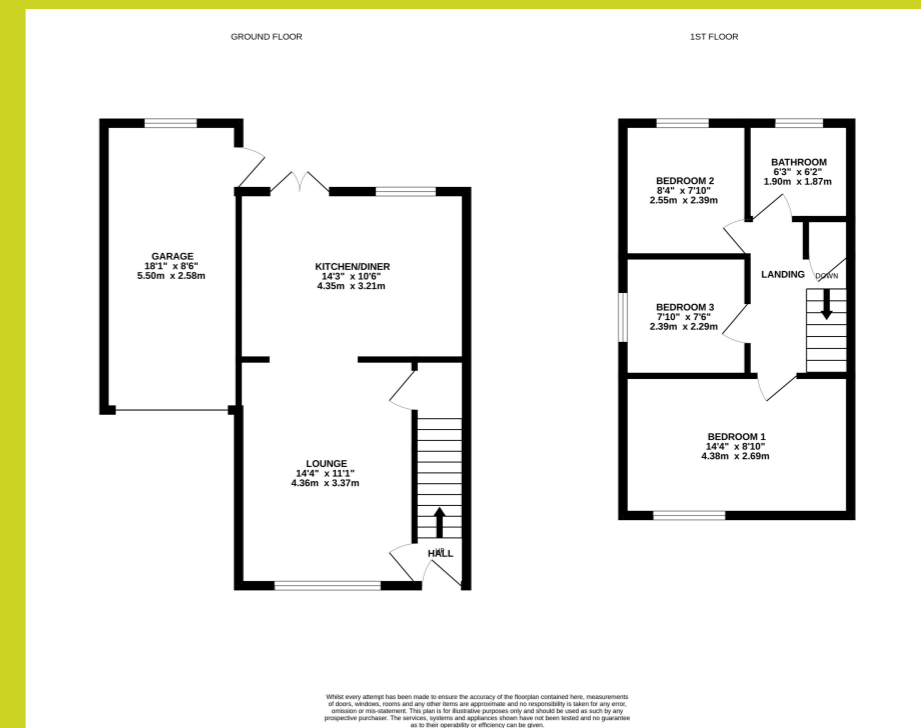
Glebe Way, Mendlesham, Stowmarket

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.

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.

