

Freelands, Mendlesham, Stowmarket



- SOUGHT AFTER VILLAGE LOCATION
- SOUTH EAST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- LOUNGE AND FAMILY ROOM
- OIL FIRED CENTRAL HEATING

- FOUR BEDROOM DETACHED HOUSE
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OPEN PLAN KITCHEN / DINER
- GROUND FLOOR W/C
- ACCESS TO A14 AND A12

**MARKS & MANN**

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**MARKS & MANN**



### Freelands, Mendlesham, Stowmarket

Offered for sale is this DETACHED four bedroom house, off road parking and SOUTH-EAST FACING rear garden. The home comprises of an OPEN-PLAN Kitchen/Dining room, spacious lounge with FRENCH DOORS to the garden, family room with separate staircase to the bedroom/office above, a sizable main bedroom with en-suite and a family bathroom.

**£400,000 Offers in Excess of**

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## GROUND FLOOR

### Porch

Plastered ceiling, overhead lighting, carpeted stairs leading to first floor, radiator, front aspect UPVC double glazed obscured window and tile effect flooring.

### W/C

Skimmed ceiling, spotlighting, front aspect UPVC double glazed obscured window, heated towel rack and tiled flooring.

### Lounge

5.73m x 3.83m (18' 10" x 12' 7")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, rear aspect UPVC double glazed French doors, two radiators, under stair storage cupboard and carpeted flooring.

### Family Room

6.84m x 2.37m (22' 5" x 7' 9")  
Skimmed ceiling, spotlighting, front and side aspect UPVC double glazed window, rear aspect UPVC double glazed French doors, two radiators, carpeted stairs leading to bedroom and carpeted flooring.

### Kitchen/Dining Room

7.66m x 2.50m (25' 2" x 8' 2")  
Skimmed ceiling, spotlighting, front and rear aspect UPVC double glazed window, side aspect UPVC door, radiator and tiled flooring. Kitchen consists of a range of base and eye level units, integrated butler sink, dishwasher, fridge freezer, electric oven, electric microwave oven, induction hob and extraction unit, space for a washing machine.

## FIRST FLOOR

### Landing

Plastered ceiling, overhead lighting, loft access hatch, airing cupboard, radiator and carpeted flooring.

### Bedroom One

4.27m x 3.30m (14' 0" x 10' 10")  
Plastered ceiling, overhead lighting, two rear aspect UPVC double glazed windows, radiator, fitted wardrobes and wood effect flooring.

### En-Suite

Plastered ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, radiator, under sink storage and tiled flooring.

### Bedroom Two

3.53m x 3.27m (11' 7" x 10' 9")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator built in wardrobe and wood effect flooring.

### Bedroom Three

2.64m x 2.60m (8' 8" x 8' 6")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.

### Bathroom

2.53m x 2.35m (8' 4" x 7' 9")  
Plastered ceiling, overhead lighting, side aspect UPVC double glazed obscured window, radiator, floor to ceiling tiling, under sink storage and tiled flooring.

### Bedroom Four

4.54m x 2.36m (14' 11" x 7' 9")  
Skimmed vaulted ceiling, spotlighting, front and rear aspect UPVC double glazed skylights, radiator and carpeted flooring.

## OUTSIDE

### Front Garden

Lawn area, flowerbeds and driveway

### Rear Garden

South East facing enclosed rear garden with patio area, lawn with perimeter flowerbeds, oil tank, external tap and side access via garden gate. Shed to remain.

### Driveway

Offroad parking space for one vehicle.

## ADDITIONAL INFORMATION

### Important Information

Tenure - Freehold  
Services - We understand that mains gas, electricity, water and drainage are connected to the property.  
Council Tax Band - D  
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

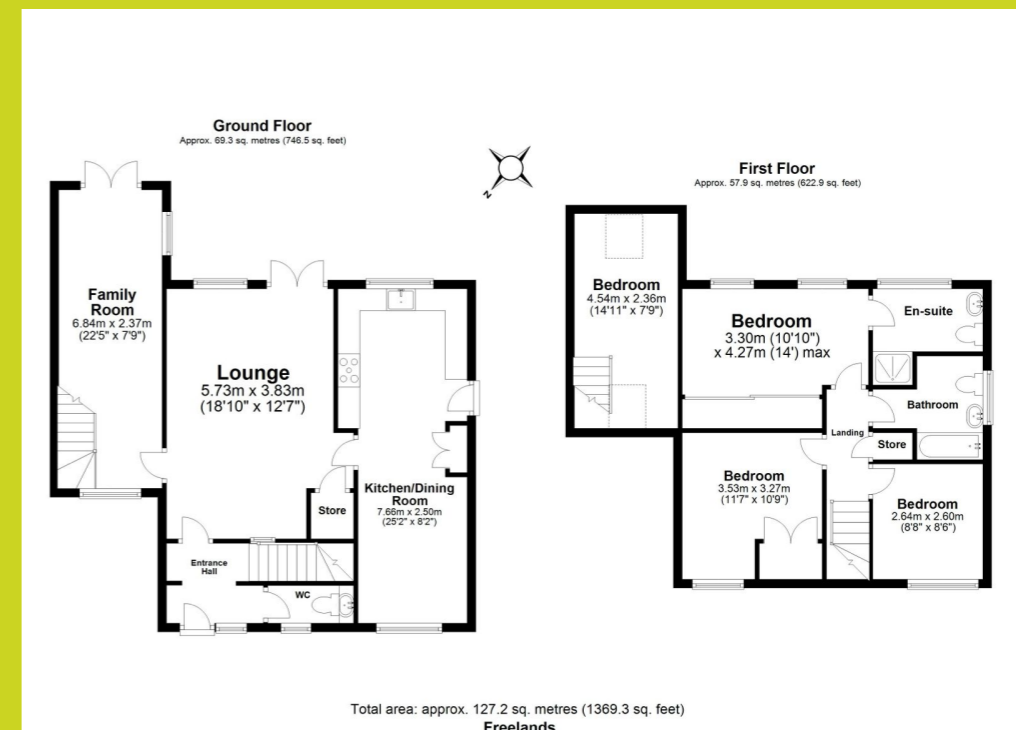
Using a Satnav, please use IP14 5TW as the point of destination.

### Disclaimer

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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.

