

Mayfield Way, Mendlesham, Stowmarket



- DETACHED
- MODERN AND WELL PRESENTED
- GARAGE
- EN SUITE & FAMILY BATHROOM
- LARGE REAR GARDEN
- MENDLESHAM LOCATION
- ALLOCATED CAR PARKING SPACE
- VENDOR HAS FOUND ONWARD

MARKS & MANN

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MARKS & MANN



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VENDORS FOUND ONWARDS

Marks & Mann are pleased to welcome to market this MODERN THREE BEDROOM DETACHED house located on a cul-de-sac in the quiet village of Mendlesham. The house offers a good size reception area, dining room, fitted kitchen, three bedrooms, one ENSUITE for the main bedroom, main bathroom. There is a well presented, good sized rear garden with access to the GARAGE and driveway at the rear. The front garden is laid to lawn with a pathway leading to the front entrance. Early viewing HIGHLY recommended!!!

£325,000 Guide Price

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Living Room

5.60m x 3.27m (18' 4" x 10' 9")
A spacious family room that is modern and stylish. Has hard flooring throughout and a feature wall. Large window with an outlook to the front of the property.

Dining Room

3.44m x 3.10m (11' 3" x 10' 2")
A very good sized dining area with a feature wall and extra under stairs storage as well. Double doors access into the garden and a large amount of window coverage giving a great view of the outside space.

Kitchen

3.44m x 2.51m (11' 3" x 8' 3")
A very good sized Kitchen area with lovely oak wood counter tops and intergrated appliances throughout. Overlooks and has access into the substainial garden. Hard flooring and extra shelving to boot.

Bathroom

2.09m x 1.71m (6' 10" x 5' 7")
A modern three piece suite with overhead shower inlucding a Wash Basin and WC. Tiled walls and hard flooring.

Bedroom 3

2.64m x 2.46m (8' 8" x 8' 1")
Currently laid out as an office but is a double bedroom. Overlooks the garden and has a neutral decor.

Bedroom 2

2.48m x 2.46m (8' 2" x 8' 1")
A double bedroom with a lovely view out onto the garden. Neutral decor and carpeted throughout.

Bedroom 1 & Ensuite

3.94m x 3.29m (12' 11" x 10' 10")
A very large and stylish double bedroom which currently houses a super king sized bed. A sizeable window allows for ample natural light to enter the room. Plenty of in-built storage to match as well. Carpeted throughout with access into the ensuite. The ensuite is a three piece

shower suite with wash basin and WC included.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating D.
Our ref: JS.

Directions

Using a SatNav, please use IP14 5SH as the point of destination.

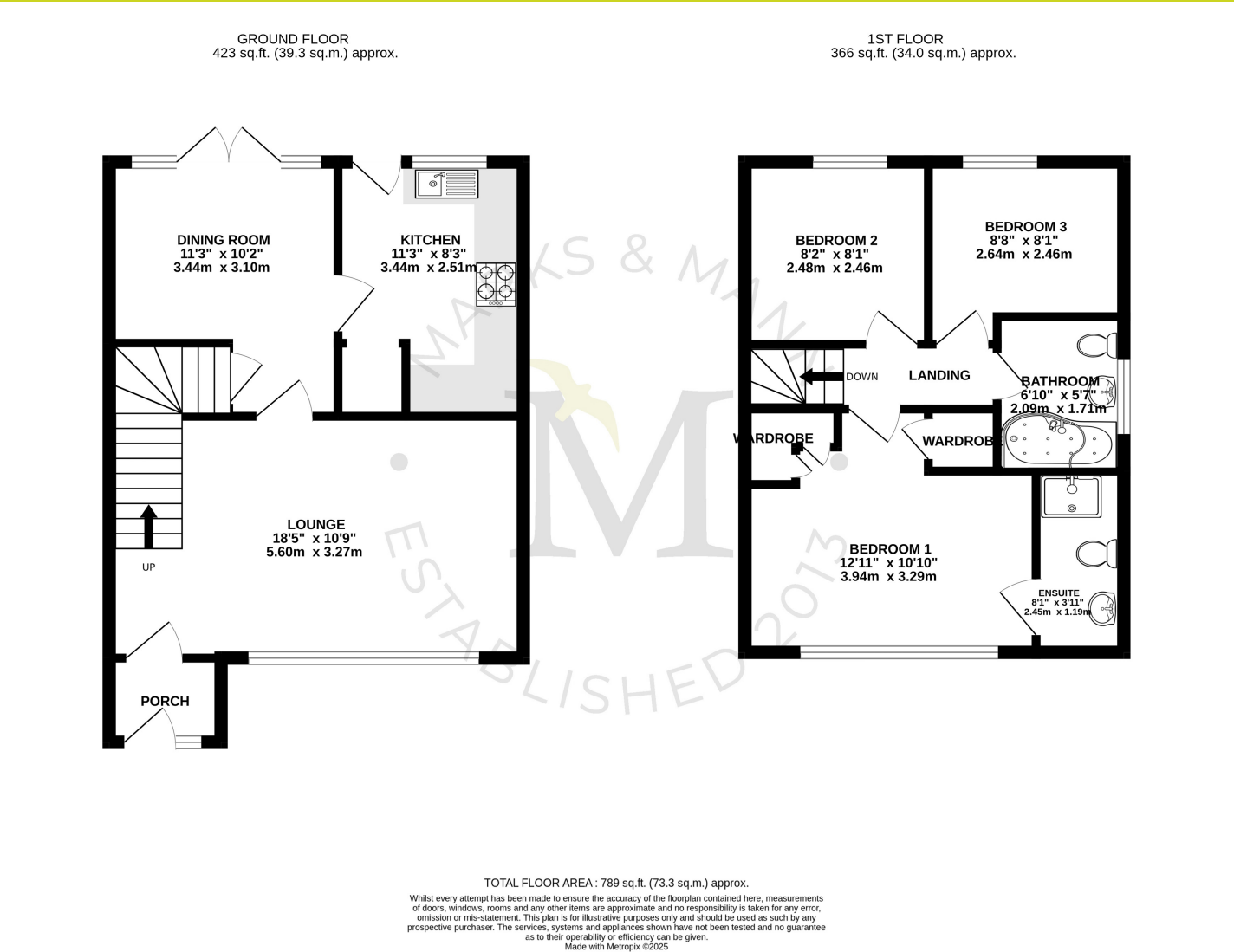
Disclaimer

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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.

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

