

Mayfield Way, Mendlesham, Stowmarket



- GARAGE
- VILLAGE CUL DE SAC LOCATION
- CONSERVATORY & DOWNSTAIRS CLOAKROOM
- DETACHED
- FRONT AND REAR GARDEN
- LARGE PRIMARY BEDROOM WITH BUILT-IN STORAGE

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Welcoming to market this 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, main bathroom, WC and conservatory. There is a well presented 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 recommended!

£350,000 Guide Price

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Living Room

5.70m x 3.30m (18' 8" x 10' 10") Good size reception area with large double glazed window to the front. Fitted carpet. Radiator. Archway leading through to the dining area.

Dining Room

3.00m x 3.40m (9' 10" x 11' 2") Separate dining area with fitted carpet. Radiator. Access through to the conservatory, kitchen and living room. Skimmed ceiling.

Kitchen

2.60m x 3.40m (8' 6" x 11' 2") Well presented kitchen with floor and overhead units. Integrated oven with electric hob top and overhead extractor fan. Built in storage cupboard for potential use as a pantry. Partly faux tiled splash back above the worktops. Easily maintained fitted flooring.

Conservatory

5.70m x 4.26m (18' 8" x 14' 0") Filled with natural light, this room would make a great additional seating area, or office space. There is laminate flooring and a PVC roof. Double French doors leading into the rear garden. The conservatory offers a small space for a utility area and also has the benefit of having a cloakroom fitted with a WC and wash basin. Radiator.

Main Bedroom

4.65m x 3.25m (15' 3" x 10' 8") Spacious double bedroom with built in storage. Well presented throughout with neutral décor and fitted carpet. Radiator. Large double glazed window overlooking the front garden.

Bedroom Two

3.00m x 2.00m (9' 10" x 6' 7") Small double or single bedroom with laminate flooring. Double glazed window to rear aspect. Radiator.

Bedroom Three

2.60m x 2.00m (8' 6" x 6' 7") Double bedroom with laminate flooring. Well presented with neutral décor and plenty of natural light with a double glazed window to the rear aspect. Radiator.

Bathroom

1.79m x 1m (5' 10" x 3' 3") Well presented bathroom with three piece suite to include bath with overhead shower, WC and wash basin. Floor to ceiling tiles, grey fitted flooring and double glazed window to side aspect.

Outside

Front;
Laid to lawn with pathway leading to the entrance hall. Side gate access to the rear garden.
Rear;
Well presented rear garden with plenty of potential. Good size patio area with double French doors leading into the conservatory, shingle area and small patio for seating. Numerous outbuildings for storage if desired. Decking area and access through the rear gate leading to the single garage and driveway.

Important information

Tenure – Freehold
Services – We understand that oil, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - TBC

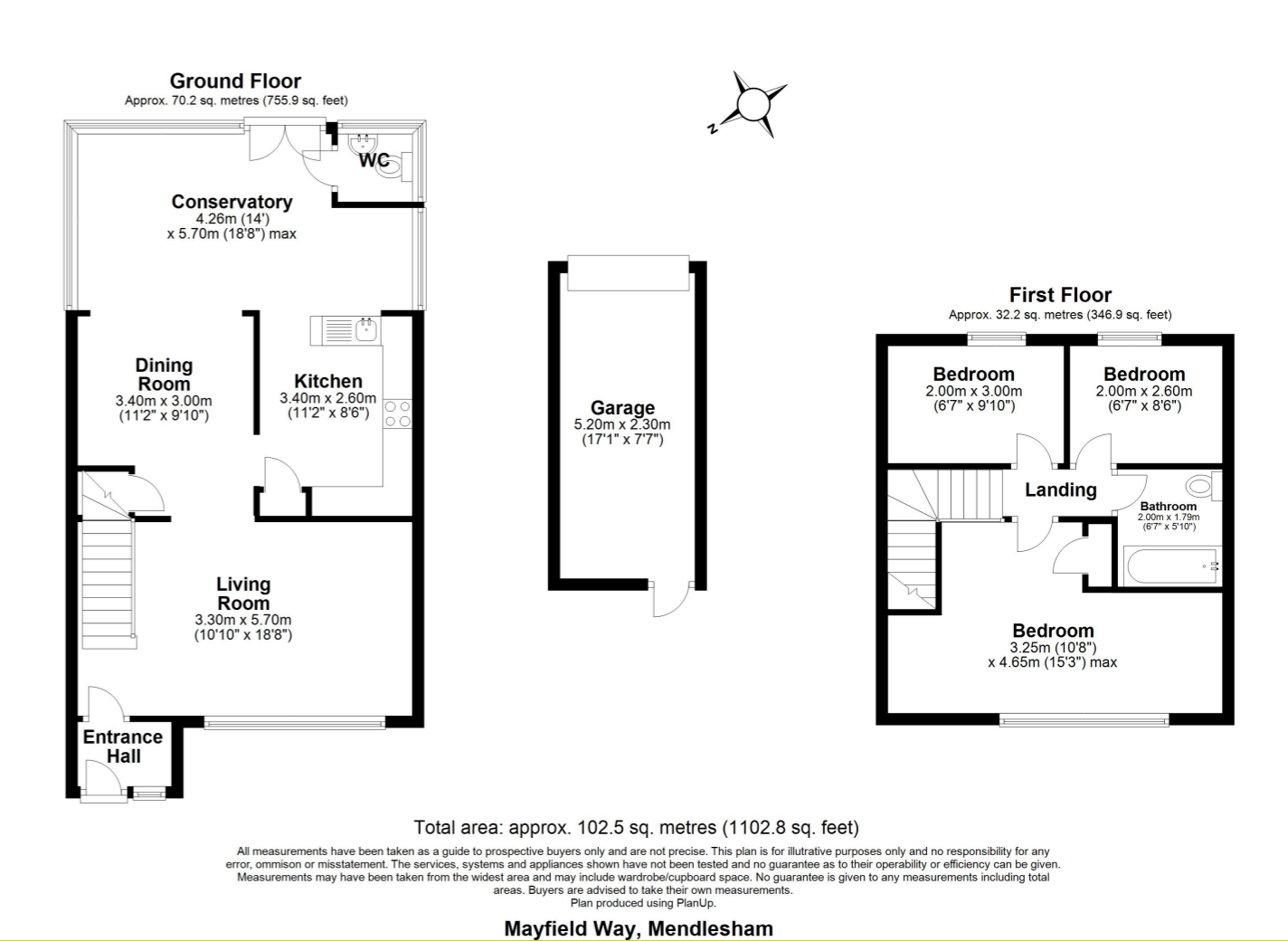
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Anti Money Laundering Regulations

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.

