







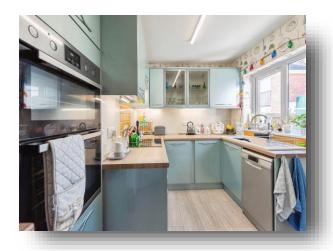


## welcome to

# **Meadway, Mendlesham Stowmarket**

OPEN DAY 17TH MAY! CALL TO BOOK YOUR APPOINTMENT! This three bedroom detached bungalow sits in a quiet position in the lovely village of mendlesham. With a modern kitchen and bathroom, garage and driveway, good sized front and rear gardens this property should be at the top of your viewing list.













#### Accommodation Entrance Porch

3' 11" x 4' 11" ( 1.19m x 1.50m )

Frosted window to front, part glazed front door, inner door, coved ceiling and wood laminate flooring.

#### **Entrance Hall**

4' 10" x 8' 9" ( 1.47m x 2.67m )

Window to rear, door to front, door to garage, coved ceiling, radiator and wood laminate flooring.

## Living room

16' 5" x 11' 3" ( 5.00m x 3.43m )

Window to front, coved ceiling, fireplace and surround, two radiators, TV and carpeted flooring.

## **Dining Room**

9' 5" x 8' 3" ( 2.87m x 2.51m )

Window to front, coved ceiling, radiator and carpeted flooring.

#### **Kitchen**

9' 3" max x 10' 5" max ( 2.82m max x 3.17m max ) Window to side, part glazed door to side, fitted with a range of wall and base units with roll top work surfaces, ceramic bowl sink with drainer and mixer tap, double electric oven with separate induction hob, integrated freezer, space for dishwasher, part tiled walls and wood laminate flooring.

## **Utility Room**

8' x 6' 4" ( 2.44m x 1.93m )

Part glazed door to front and rear, fitted with wall and base units with work surfaces, stainless steel single sink with drainer and single hot and cold taps, space for washing machine, fridge freezer, part tiled walls and wood laminate flooring.

## **Inner Hall**

Access to loft, coved ceiling, airing cupboard, radiator and wood laminate flooring.

## **Bedroom One**

10' 4" x 9' 11" ( 3.15m x 3.02m )

Window to rear, built in wardrobe and over bed storage, coved ceiling, radiator and carpeted flooring.

#### **Bedroom Two**

10' 8"  $\times$  10' 3" (  $3.25 \text{m} \times 3.12 \text{m}$  ) Window to rear, coved ceiling, radiator and carpeted flooring.

#### **Bedroom Three**

7' x 8' 9" ( 2.13m x 2.67m )

Window to side, coved ceiling, radiator and carpeted flooring.

#### **Shower Room**

Frosted window to side, fitted with a suite comprising a shower cubicle, low level WC, vanity sink with mixer tap, mirror, spotlights, part tiled walls, heated towel rail and ceramic tiled flooring.

#### Outside Rear Garden

Fence enclosed, with side access patio and lawn areas, flower and shrubbery borders and timber shed.

#### **Front Garden**

Raised flower and shrubbery borders and gravel within sleepers, paving and mature trees.

## Garage

Up and over door, power and light and door to side and driveway to front.





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# Meadway, Mendlesham Stowmarket

- Three bedrooms
- Modern kitchen & bathroom
- Double glazed
- Living & dining room
- Enclosed rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£300,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SMK104686



Property Ref: SMK104686 - 0006 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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