

oakheart



£260,000

Guide Price
The Sidings, Mendlesham



**** Guide Price £260,000 - £280,000 **** This beautifully presented three-bedroom semi-detached home is located in the heart of the picturesque village of Mendlesham, offering the perfect combination of rural tranquillity and modern family living. The property greets you with a spacious and welcoming hallway, providing access to a convenient downstairs cloakroom—ideal for guests.

To the right, you'll find the generously sized kitchen/breakfast room, a bright and airy space perfect for both everyday dining and entertaining. It comes fully equipped with high-quality built-in appliances, including a fridge/freezer, and ample storage units, providing a functional yet stylish setting for any home cook. There's plenty of room for a dining table, making this the heart of

the home.

Towards the rear, the living room is a cozy yet spacious retreat, featuring elegant French doors that open onto the rear garden, flooding the room with natural light. This versatile space is perfect for relaxing with the family or hosting friends, seamlessly connecting indoor and outdoor living areas.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom is a generous size and includes the luxury of a private ensuite, creating a relaxing personal retreat. The second and third bedrooms are both spacious and versatile, easily accommodating double beds or serving as an ideal office or guest rooms.

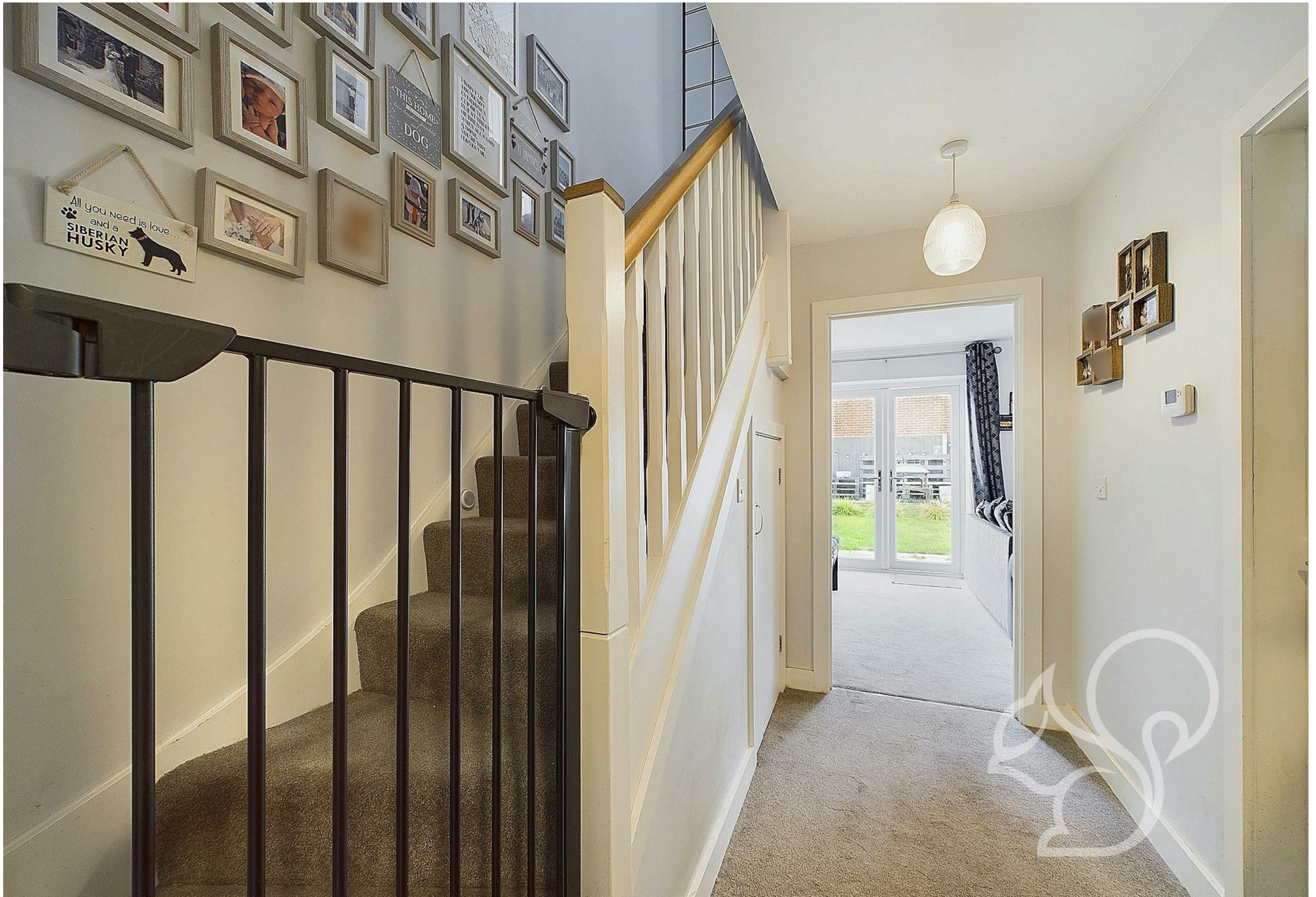
The rear garden is a true highlight, beautifully landscaped with lush greenery and featuring a sizeable decking area—perfect for alfresco dining, BBQs, or simply enjoying the outdoors. The garden offers privacy and space for children or pets to play, while still being easy to maintain.

Additional features of the home include parking for up to three cars, providing ample space for family vehicles or visitors.











Ground Floor



Floor 1

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Approximate total area[®]

71.51 m²
769.72 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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