

oakheart



£250,000

Guide Price

The Sidings, Mendlesham

** Guide Price £250,000 - £270,000 **

This beautifully presented three bedroom semi detached home is located on the Station Fields development in the heart of the picturesque village of Mendlesham. This charming and well served village is surrounded by scenic countryside, yet conveniently positioned for easy access to the A140 and nearby towns such as Stowmarket, Diss, and Ipswich, all offering rail links and a range of amenities.

Built by Lovell Homes around 2018, the property offers the perfect blend of modern family living and rural charm. On entering, you are welcomed by a spacious and inviting hallway, which includes access to a convenient downstairs cloakroom.

To the front of the property, the recently updated modern kitchen/diner provides a bright and airy space, ideal for both everyday meals and entertaining guests. The kitchen is fitted with integrated appliances, including a fridge/freezer, dishwasher, and eye-level oven. There is room for a dining table too, making it the true heart of the home.

Towards the rear, the living room offers a comfortable and versatile space to relax, featuring French doors that open onto the rear garden and flood the room with natural light, creating a seamless connection between indoor and outdoor living.

Upstairs, there are three bedrooms, including a generous master bedroom complete with its own private ensuite, providing a peaceful retreat. A well-appointed family

bathroom serves the remaining bedrooms.

The rear garden is a particular highlight, featuring a patio area perfect for alfresco dining, summer barbecues, or simply enjoying the outdoors, with plenty of space for children or pets to play. Additional benefits include a side access gate to the driveway that provides parking for two cars, offering ample space for family and visitors alike.

This delightful home combines quality craftsmanship with contemporary design, making it the ideal choice for those seeking modern comfort in a charming village setting.











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Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

Approximate total area⁽¹⁾

72.4 m²
780 ft²

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Current

91

Potential

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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