

BUCKS

PROPERTY AGENTS



Keepers Cottage Old Station Road, Mendlesham, Stowmarket, IP14 5RT

Offers Over £385,000

- DETACHED PROPERTY
- EN SUITE TO MASTER BEDROOM
- VILLAGE LOCATION
- OFF ROAD PARKING
- VACANT POSSESSION
- THREE BEDROOMS
- SEALED UNIT DOUBLE GLAZING
- SINGLE GARAGE
- UNDERFLOOR HEATING
- NO UPWARD CHAIN

Keepers Cottage Old Station Road, Stowmarket IP14 5RT

Bucks Property Agents are delighted to offer for sale this beautifully presented ***CHAIN FREE*** THREE BEDROOM INDIVIDUALLY DESIGNED DETACHED PROPERTY which has been built to the highest of standards. The property boasts SEALED UNIT DOUBLE GLAZING, AIR SOURCE HEAT PUMP, UNDERFLOOR HEATING on the ground floor, SPACIOUS KITCHEN/DINER, EN SUITE to MASTER BEDROOM, OPEN FIREPLACE, SINGLE GARAGE, OFF ROAD PARKING for three vehicles and WRAP AROUND GARDEN. The property is sold with the benefit of VACANT POSSESSION and NO UPWARD CHAIN.

Mendlesham offers many amenities including local businesses, primary school, public house, village store with post office, take away, GP and many scenic walks.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: C



Hallway:

Which is a spacious area with engineered oak flooring, stairs to first floor and underfloor heating.

Cloakroom:

With window to front, engineered oak flooring, low level WC, pedestal basin and underfloor heating.

Sitting Room:

With window to front, two windows to side and French doors to rear. Open fireplace with wood burner inset and oak beam mantle, engineered oak flooring, TV point and underfloor heating.

Kitchen/Diner:

With window to rear and to the side, range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer, electric oven and hob with extractor hood and fan. Plumbing for washing machine, integrated dishwasher, space for fridge freezer, under stairs cupboard and cupboard that houses the air source heat boiler and underfloor heating.

Landing:

With Velux window, built in cupboard with hanging rail, loft access and radiator.

Bedroom One:

With window to front, built in cupboard and radiator.

En Suite:

With laminate style flooring, low level WC, basin in vanity unit, shower in separate cubicle and heated towel rail.

Bedroom Two:

With window to front, fitted cupboard and radiator.

Bedroom Three:

With window to side and radiator.

Family Bathroom:

With window to side, bath with shower over, low level WC, pedestal basin, tiled splash backs, shaving point, laminate style flooring and heated towel rail.

Outside:

Located in a conservation area, to the front of the property is hedging, grass, shrubs, shingle driveway providing off road parking leading to a single garage with timber opening doors, power and light connected. The garden wraps around the property and comprise of lawn, two patio areas, log store,

kennel, side gate and the garden is surrounded by fencing.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd At the roundabout, take the 2nd exit onto B1115 Turn left onto Church Rd/A1120 Continue to follow A1120 Continue straight Turn right Turn left Continue onto Old Station Rd Turn right onto Cuttings Cl Destination will be on the left

Viewings

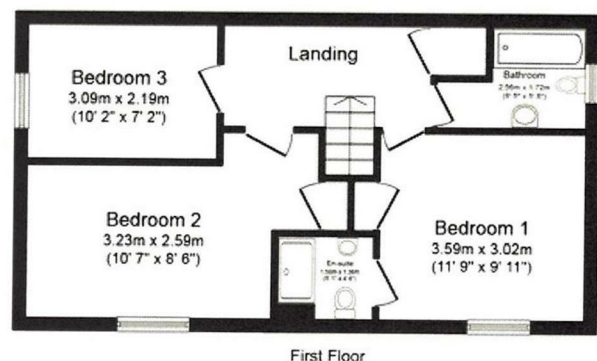
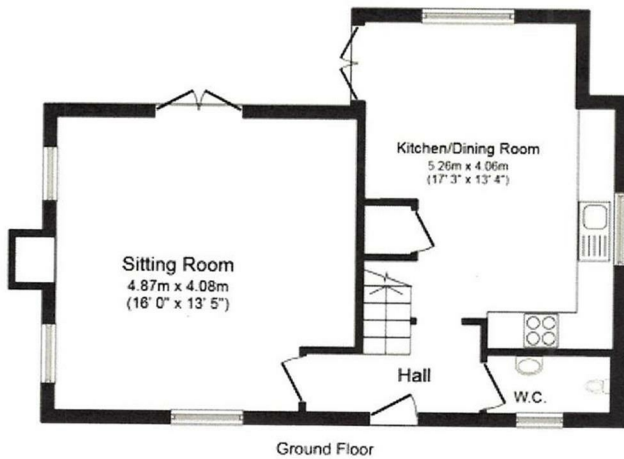
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(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	

Property - DIS4354
Approx. Internal Floor Area - 997 Sq ft / 92.6 Sqm



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