

BUCKS

PROPERTY AGENTS



Leeacres, Mendlesham Road, Cotton, Stowmarket, IP14 4RB

Guide Price £650,000

- Three Bedroom Bungalow
- Oil Radiator Central Heating
- Separate Driveways
- 1.6 Acre Plot with Workshop, Large Shed
- Ideal for Family Home or Working From Home
- Separate Three Bedroom Annex
- Sealed Unit Double Glazing
- In Need of Modernisation
- Garage
- Rural Village Location

Mendlesham Road, Stowmarket IP14 4RB

Bucks Property Agents are delighted to offer for sale this rare opportunity to purchase a THREE BEDROOM BUNGALOW with separate THREE BEDROOM ANNEX located in the village of Cotton ideal for a family home or working from home. In need of some modernisation the properties benefit from OIL RADIATOR CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, EN SUITE BATHROOM, TWO DRIVEWAYS, SEPARATE ENTRANCE to ANNEX, SHED/WORKSHOP, GARAGE and OFF ROAD PARKING. The property sits on 1.6 acres STS and is sold with ***VACANT POSSESSION and NO UPWARD CHAIN***.

Cotton is an idyllic rural village located approximately 6 miles from the market town of Stowmarket that offers many amenities including railway station with main links to London Liverpool Street, Norwich, Bury St Edmunds and Cambridge and lies west of the A140 providing easy access to the A14 corridor.

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

The accommodation on offer is as follows:



Council Tax Band: D



BUNGALOW

Entrance Hallway:

10'0" x 12'8"

This is a generous space with door and window to front, two storage cupboards, loft access and radiator.

Sitting Room:

12'8" x 18'8"

With window to side and patio doors to front, open fireplace and radiator.

Kitchen:

10'10" x 12'7"

With window to the side, rear and door to outside. Range of high and low level units, sink and drainer, tiled splashbacks and built in cupboard. Electric double oven at eye level and electric hob with extractor hood and fan, plumbing for washing machine, vinyl flooring and radiator. There is also a pantry with window to side.

Bedroom One:

11'6" x 15'5"

With window to side and two windows to rear and door to outside.

Bedroom Two:

10'0" (max) x 11'2"

With window to the front and side, built in cupboard and radiator.

Bedroom Three:

9'5" x 12'7"

With window to side and radiator.

Bathroom:

With window to rear, bath with shower over, pedestal basin, shaving point, 3/4 tiled walls and radiator.

WC:

With window to rear, low level WC and radiator.

ANNEXE

Storm Porch:

With window to side and door to outside.

Hallway:

With window to rear, door to outside, stairs to first floor, understairs cupboard and radiator.

Kitchen/Lounge:

17'7" x 21'11"

This is open plan living with window to rear, side and two windows to front. Range of high and low level units, sink and drainer, tiled splashbacks, electric oven and hob with extractor hood and fan, integrated fridge freezer and washing machine and tiled floor.

The lounge area has wooden flooring.

Shower Room:

With window to side, shower, low level WC, pedestal basin and tiled walls and floor.

Bedroom One:

17'7" x 14'4" (max)

With window to front and to the rear, built in wardrobe and radiator.

En Suite:

This is a wet room with fully tiled walls and floor, shower, low level WC and pedestal basin.

First Floor Landing:

13'9" x 5'8"

With Velux window to front and radiator.

Bedroom Two:

13'9" x 12'7"

With Velux window to front and to the rear, eves storage and radiator.

Bathroom:

With Velux window to rear, "P" bath with shower over and shower screen, pedestal basin, low level WC and tiled floor.

Bedroom Three:

11'9" x 14'3"

With window to front and Velux window rear, radiator and cupboard that houses the boiler and the hot water tank.

Outside:

The property sits on 1.6 acres STS and is in need of cultivating and landscaping. To the front of the property there are two driveways providing separate access to each property, lawn, mature shrubs and trees. The rear garden comprises of lawn, mature shrubs and trees and there is a single garage, large shed and workshop.







Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn right onto Parker's Rd Continue onto Cock Rd Slight right onto Church Rd Turn right at the 1st cross street to stay on Church Rd Slight left onto Mendlesham Rd 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 | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 69 | |
| (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 | |

