

BUCKS

PROPERTY AGENTS



50 Middy Close, Mendlesham, Stowmarket, IP14 5TN

Offers In Excess Of £300,000

- Detached Home
- En Suite to Master Bedroom
- LPG Gas Central Heating
- Single Garage
- Village Location
- Three Bedrooms
- Sealed Unit Double Glazing
- Kitchen/Diner
- Off Road Parking

50 Middy Close, Stowmarket IP14 5TN

Bucks Property Agents are delighted to offer for sale this charming THREE BEDROOM DETACHED HOME located in the picturesque village of Mendlesham, Stowmarket. Situated on Middy Close, this property boasts SEALED UNIT DOUBLE GLAZING, LPG GAS CENTRAL HEATING, KITCHEN/DINER, DOWNSTAIRS CLOAKROOM, EN SUITE to MASTER BEDROOM, SINGLE GARAGE and OFF ROAD PARKING. With Mendlesham's charm and sense of community set in a tranquil village makes it a delightful place to call home offering 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.

The accommodation on offer is as follows:



Council Tax Band: C



Hallway:

With tiled floor, stairs to first floor, understairs cupboard and radiator.

Cloakroom:

With window to front, tiled floor, low level WC, basin and radiator.

Sitting Room:

With window to front, TV point and radiator.

Kitchen/Diner:

With window to rear, further two full length windows to rear and French doors leading to the garden patio area. Range of modern white gloss high and low level units, matching work tops and splashbacks, electric double oven at eye level, gas hob with extractor hood and fan, plumbing for washing machine and slimline dishwasher, integrated fridge freezer, tiled floor and radiator.

First Floor Landing:

With airing cupboard that houses the combi boiler, loft access and radiator.

Bedroom One:

With window to rear and radiator.

En Suite:

With skylight, shower in separate cubicle, pedestal basin, low level WC, half tiled walls, laminate style flooring and radiator.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

With window to front, built in wardrobe with mirrored sliding doors and radiator.

Bathroom:

With window to rear, bath with mixer tap and shower attachment, shaving point, low level WC, pedestal basin, vinyl flooring and heated towel rail.

Outside:

To the front of the property is a pathway leading to the front door with decorative shingle and shrubs. A driveway leads to two off road parking spaces and single garage with power and light connected, up and over door and personnel door to side. A side gate leads to the rear garden that comprises of a patio area with pergola, artificial grass and the garden is surrounded by wall and fencing.



Directions

Head north on Market Pl Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Church Rd/A1120 Continue to follow A1120 Turn left Turn right Turn left Continue onto Old Station Rd Turn left onto Middy Cl Turn left to stay on Middy Cl

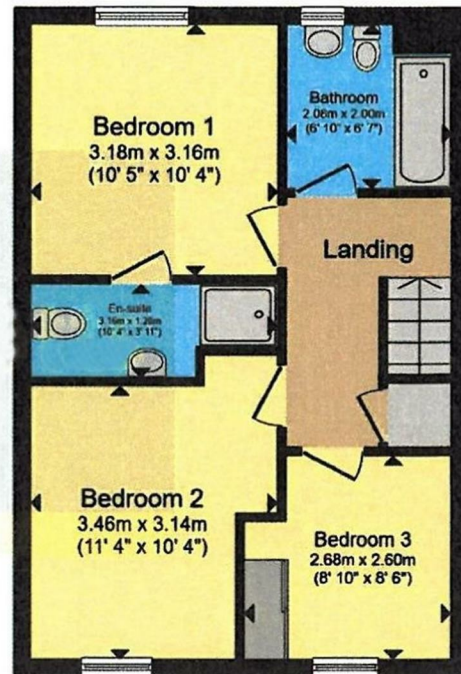
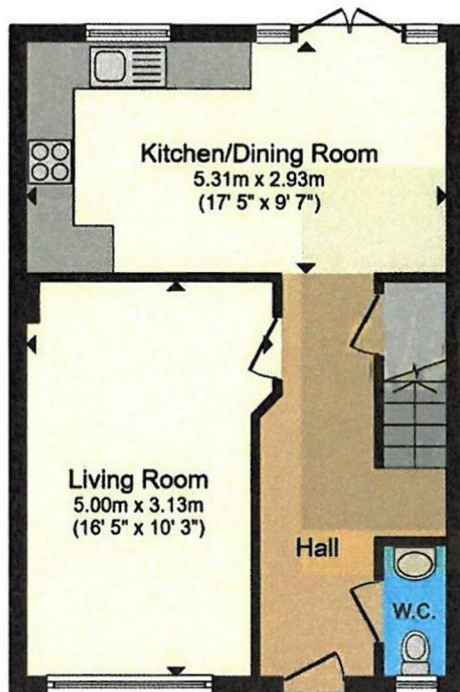
Viewings

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			89
(81-91) B		76	
(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	



Ground Floor

First Floor

Total floor area 85.3 sq.m. (918 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.