

Elm Tree View
Mendlesham, Suffolk

**DAVID
BURR**

Elm Tree View, Brockford Road, Mendlesham, Suffolk, IP14 5SG

Mendlesham is a well-served and highly regarded village with a thriving community with good amenities including a public house, bakery/stores, post office, health centre, primary school, parish church and fish & chip shop. More comprehensive facilities can be found in the nearby town of Stowmarket, which lies just 7 miles to the southwest and the town of Diss, which is 10 miles to the north, both offering a regular mainline train service to London's Liverpool Street.

A rare opportunity to acquire a bespoke, versatile detached house of approximately 2,000 sq ft (excluding the garage) off plan by well-respected local builder that occupies an enviable position towards the periphery of Mendlesham village with fine countryside views over paddocks to the rear. An early site viewing is recommended for this fine country house.

A splendid detached house currently due to be under construction and located only a short distance from all Mendlesham village amenities.

Entrance door leading to:

ENTRANCE HALL: A welcoming with staircase rising to the first floor, built in storage cupboard and doors leading to all principal rooms.

SITTING ROOM: 17ft x 12 ft (5.18m x 3.6m). With front aspect and double doors opening to;

OPEN PLAN KITCHEN/DINING/LIVING ROOM: 35ft x 15ft/18ft/20ft (10.6 x 4.5m/5.4m/6m). This area will be cleverly designed into three distinctive areas with patio doors opening to the rear gardens allowing one the potential for alfresco dining. Door to;

UTILITY: Window and external door to side.

BEDROOM: 14ft x 14ft (4.2m x 4.2m). With dual aspect and door opening to En-suite.

EN-SUITE: Window to side.

CLOAKROOM:

First floor

LANDING: An inviting area with doors to;

BEDROOM: 19ft x 12.5ft (5.7m x 3.8m). A generous double bedroom with rear aspect offering views of the delightful paddock area beyond. Door to;

EN SUITE:

BEDROOM: 19ft x 12.25ft (5.7m x 3.6m). Again another spacious double bedroom with window to rear offering views of the countryside paddocks beyond.

BATHROOM: 10ft x 6ft (3m X 1.8m). Window to rear.

Outside

The property will sit back from the road and is approached over a private driveway which provides ample parking and in turn give access to a **DETACHED GARAGE:** with up and over door to the front. The gardens will be predominantly lawn with flowering borders.

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AGENTS NOTE:

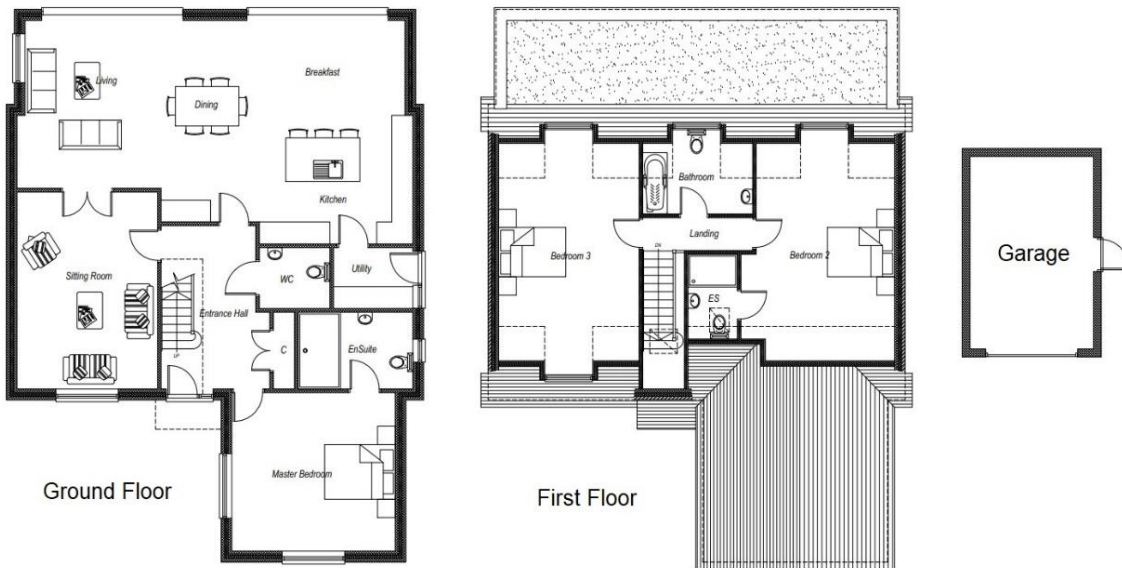
- Please note the property is due for construction, therefore, these details, plans and fittings are not yet finalised and are likely to be subject to change as and when the works commence.
- The developer is happy to allow input from a prospective buyer depending on the property's progress.

SERVICES: Mains water, private drainage and electricity are connected. Air source heat pump for heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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