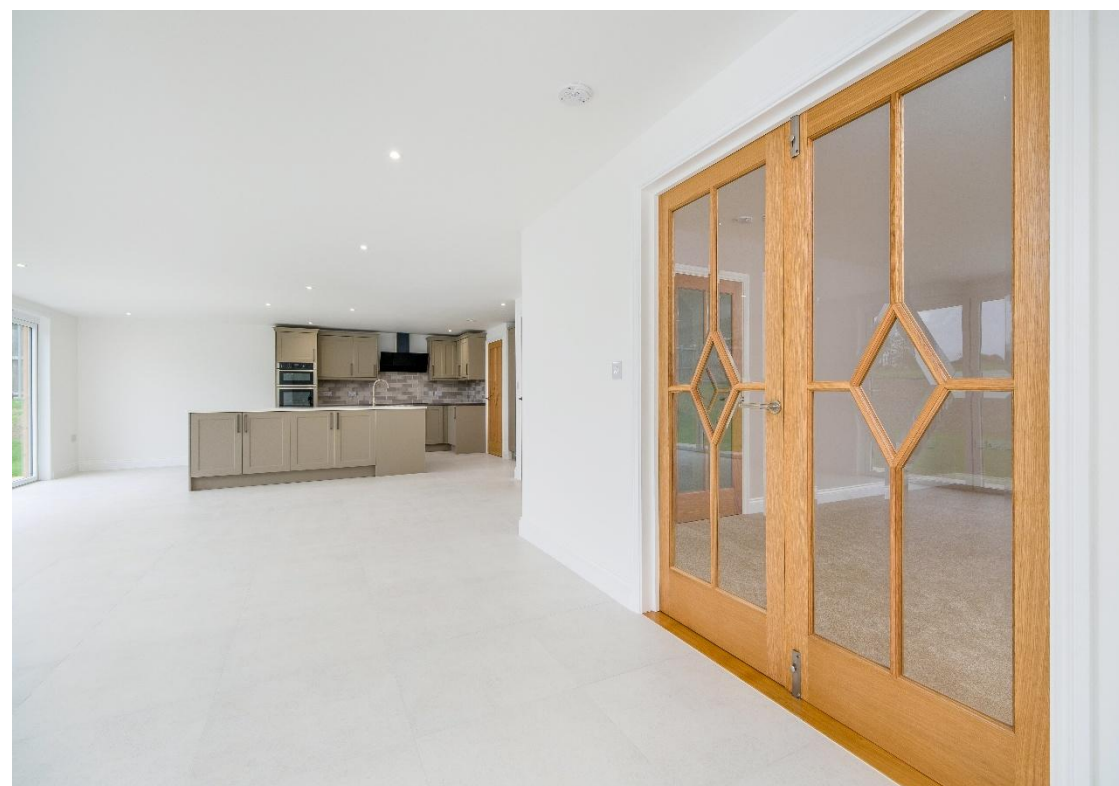




**Elm Tree View,
Mendlesham, Suffolk**

**DAVID
BURR**



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

Mendlesham itself is a well-served and active village, with a primary school, village shop and post office, public house, and regular community events. The nearby towns of Diss and Stowmarket offer mainline rail connections to London Liverpool Street, while the A140 and A14 provide convenient road access across East Anglia.

Set on the outskirts of the much-admired Mid Suffolk village of Mendlesham, Elm Tree View is a beautifully crafted new home enjoying an idyllic semi-rural position with open views across meadows towards the village church. This exceptional setting provides the perfect balance between peaceful countryside living and the amenities of a thriving village community.

Finished to an exceptional standard and benefitting from a full 10-year warranty, the property offers more than 2,100 sq. ft. of versatile, light-filled accommodation

Key Features

- Contemporary detached home of over 2,100 sq. ft.
- Full 10-year structural warranty
- Idyllic semi-rural setting with open views to the village church
- Large open-plan kitchen/living room with two sets of bi-fold doors
- Luxury fitted kitchen with quartz worktops and integrated appliances
- Ground-floor bedroom with en suite
- Two further first-floor bedrooms (one en suite)
- Stylish family bathroom
- Utility/boot room and separate sitting room
- Detached garage and ample driveway parking
- Gardens extending to approximately one third of an acre
- Peaceful edge-of-village setting close to local amenities

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Finished to an exceptional standard and benefitting from a full 10-year warranty, the property offers more than 2,100 sq. ft. of versatile, light-filled accommodation — ideal for modern family life or those seeking a high-quality home in a quiet, accessible location.

At its heart lies the stunning open-plan kitchen/living area, extending to over 36 feet. Thoughtfully designed, it includes a comprehensive range of fitted cabinetry and integrated appliances — double oven, five-ring hob, full-height fridge and freezer, and a large central island with quartz worktops and inset sink. Two sets of bi-fold doors flood the space with natural light and open directly onto the rear terrace, making it perfect for entertaining or simply enjoying the view.

A separate utility/boot room provides additional storage and space for laundry appliances, with external access to the side of the property — a practical touch for daily life.

The ground floor also includes a generous reception room with glazed double doors to the kitchen/living area, a welcoming entrance hall, cloakroom, and a superb ground-floor bedroom suite with dual-aspect windows and a stylish en suite shower room — ideal for guests or multigenerational living.

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Upstairs, the principal bedroom enjoys panoramic views over the gardens and meadow beyond, together with a luxury en suite shower room. The second first-floor bedroom is another generous double, served by a beautifully appointed family bathroom.

Outside

A private driveway provides ample parking and access to a detached garage. The rear garden, extending to approximately one third of an acre, is laid mainly to lawn and offers plenty of space for outdoor entertaining, play, and relaxation

SERVICES: Mains water, electricity and private drainage. Air source heating, underfloor heating to the ground floor.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

EPC RATING: B

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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 whatsoever 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.

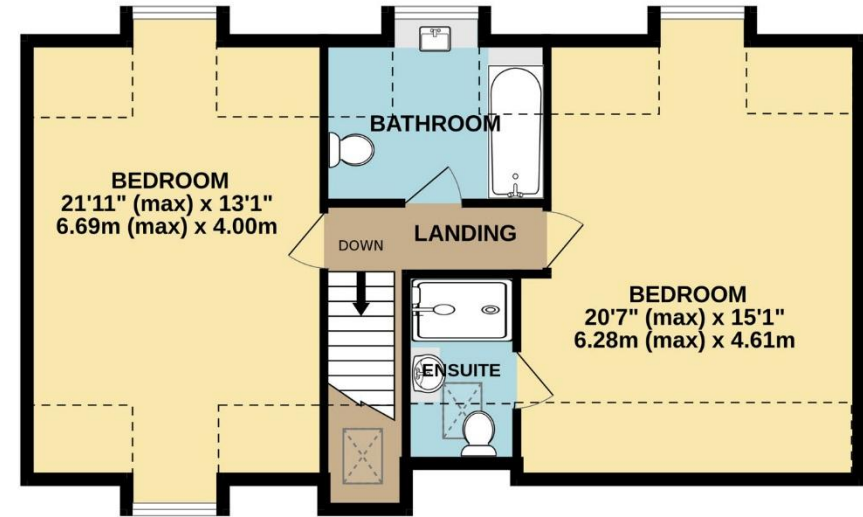




GROUND FLOOR
1400 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2134 sq.ft (198.3 sq.m) - Garage: 206 sq.ft (19.1 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

DAVID
BURR

