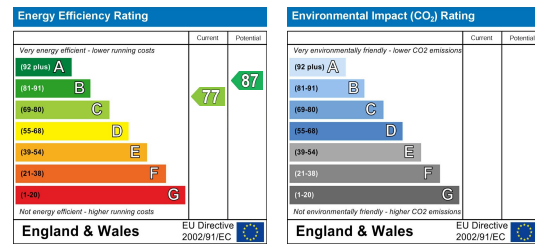


Total area: approx. 95.1 sq. metres (1023.7 sq. feet)  
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
 Plan produced using PlanUp.



**12 Glebe Way, Mendlesham, Stowmarket, IP14 5TL £300,000**

A 3 bedroom family home situated in the beautiful village of Mendlesham. The property benefits from ample living accommodation including Cloakroom, Living Room, Dining Room, Kitchen, 3 Bedrooms with En-Suite to Master, Bathroom, Garage and Garden, Solar Panels. NO ONWARD CHAIN.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





## 12 Glebe Way, Mendlesham, Stowmarket, IP14 5TL

### MENDLESHAM:

The Village of Mendlesham has a range of village shops, church and public house. The local towns of Debenham (5 miles) and Eye (7 miles) provide an excellent range of shopping, schooling and leisure facilities. The A140 is easily accessible to the east and links with the A14 providing access to Ipswich and Cambridge. There are rail links from Diss and Stowmarket to London's Liverpool Street and Norwich.

With front door leading to...

### ENTRANCE HALL:

With stairs to first floor, doors leading to...

### CLOAKROOM:

With double glazed window to front aspect, low level W.C, wash hand basin, radiator.

### LIVING ROOM: 18'10" x 12'4" (5.74m x 3.76m)

With double glazed window to rear aspect, double glazed French doors to rear aspect, under stair storage cupboard, door to dining room, two radiators.

### DINING ROOM: 13'6" x 8'1" (4.11m x 2.46m)

With double glazed window to front aspect, serving hatch, radiator.

### KITCHEN: 11'2" x 9'3" (3.40m x 2.82m)

With double glazed window to rear aspect, double glazed door to garden, fitted with a range of matching wall and base level units with drawers and work surfaces, inset one and a half bowl stainless steel sink unit and drainer with mixer tap over, integral oven and hob, space for appliances, radiator.

### FIRST FLOOR

#### LANDING:

With doors leading to...

### BEDROOM 1: 13'10" x max x 10'6" (4.22m x max x 3.20m)

With two double glazed windows to rear aspect and radiator.

### BEDROOM 2: 11' max x 10'8" (3.35m max x 3.25m)

With double glazed window to front aspect, loft access, radiator.

### BEDROOM 3: 8'3" x 7'9" (2.51m x 2.36m)

With double glazed window to front aspect, radiator.

### EN-SUITE:

With fitted suite comprising shower cubicle, low level W.C, wash hand basin, radiator, door leading to....

### BATHROOM:

With double glazed window to side aspect, fitted suite comprising panelled bath, low level W.C, wash hand basin.

### OUTSIDE:

To the front of the property the garden is mainly laid to lawn with flower and shrub borders, there is a side gate providing access to the rear garden, there is a driveway providing off road parking which leads to the

### GARAGE:

With up and over door, courtesy door to rear garden.

### REAR GARDEN:

The garden to the rear of the property is mainly laid to lawn, it is mature with a selection of established trees and shrubs, flower and shrub borders, there is a patio area, the garden is enclosed by fencing.

### NEEDHAM MARKET OFFICE:

119 High Street, Needham Market, Ipswich, IP6 8AQ. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

