



MAYFIELD WAY, MENDLESHAM

STOWMARKET, IP14 5SH

£300,000
FREEHOLD

Located in the charming village of Mendlesham, this well presented family home offers good size accommodation throughout. Offering a generous sitting room which provides a welcoming space for relaxation, while the separate dining room is perfect for entertaining guests or enjoying family meals. The well-appointed kitchen is functional and inviting, making it a delightful area for culinary pursuits. With 3 double bedrooms and en-suite to master, the family bathroom is thoughtfully designed to cater to the needs of a busy household. The property boasts good-sized established gardens, providing a lovely outdoor space for children to play or for hosting summer gatherings. Completing this wonderful home is a garage and ample parking, ensuring that you have everything you need for modern living.

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MAYFIELD WAY

- Quiet Cul De Sac location within sought after village
- Good size sitting room and separate dining room
- 3 double bedrooms with en-suite to master
- Oil fired central heating
- Well appointed kitchen
- Good size established gardens
- Garage and off road parking
- Offered for sale in excellent decorative order throughout
- Check out the virtual tour online
- Viewing recommended



Entrance Hall

Door to sitting room.

Sitting Room

Stairs to first floor, laminate flooring, window to front. Radiator.

Dining Room

Under stairs cupboard, laminate flooring. French doors to rear. Radiator.

Kitchen

Fitted with a range of fitted wall and base level units, inset sink unit, integrated electric oven and induction hob with extractor over, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor.

First Floor Landing

Loft Access

Bedroom 1

Built in wardrobes, built in airing cupboard. Door to en-suite. Window to front.

En-Suite

Suite comprising double shower cubicle, W.C, wash hand basin, heated towel rail.

Bedroom 2

Window to rear, radiator.

Bedroom 3

Window to rear. Radiator

Bathroom

Suite comprising p shaped bath with shower over, W.C, wash hand basin. Heated towel rail.

Outside

To the front of the property the garden is laid to lawn with path to front door, gate providing access to rear garden.

To the rear the garden is mainly laid to lawn with patio area, flower and shrub borders, there is a patio to the rear of the garden.

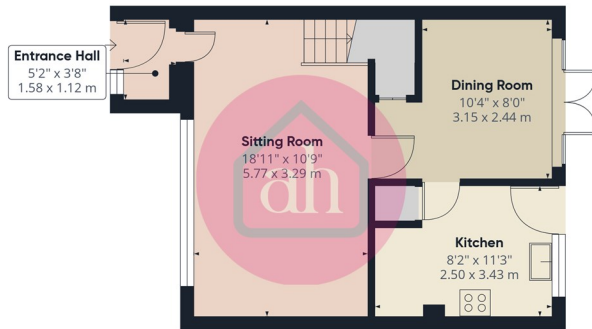
Garage

Up and over door, power and light connected, courtesy door to garden. Parking to the front.

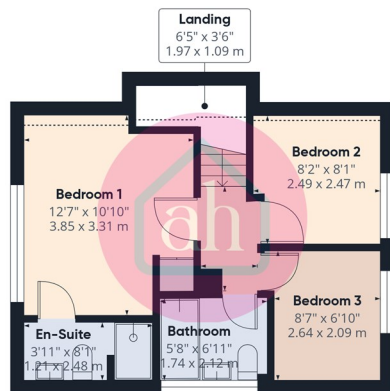


MAYFIELD WAY





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

783 ft²
72.8 m²

Reduced headroom

7 ft²
0.6 m²

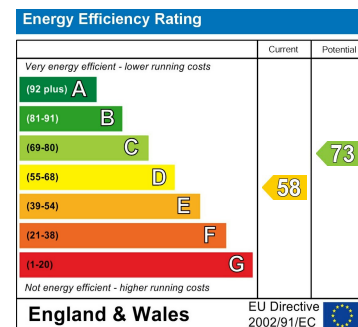
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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