



 Giraffe360
Virtual tour



The Laurels

Brockford Road, Mendlesham, Stowmarket Suffolk IP14 5SG


PROPERTY CONSULTANTS

ML Property are delighted to offer for sale an exciting opportunity to purchase this 3 bedroom detached property situated on the outskirts of the well served village of Mendlesham. The property which offers scope for extension and improvement is set in grounds approaching 0.5 acres (sts).

Set in a quiet position with potential for improvement and extensions (stp) this spacious property affords the following accommodation - hall, sitting room, dining room, conservatory, L-shaped kitchen, utility room, WC and large Laundry/Store (previously used as a dog grooming area).



price
£450,000

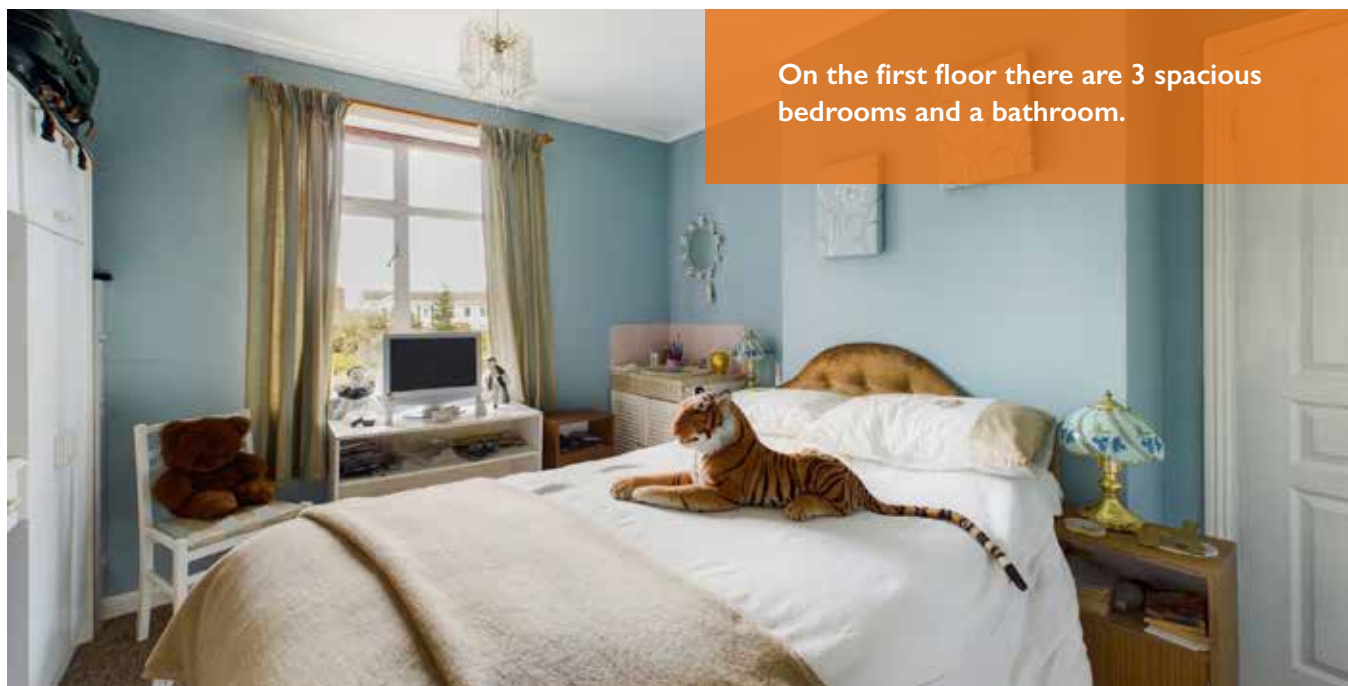
at a glance...

- 3 Bedroom detached house
- Scope for improvement and extensions (stp)
- Set in grounds approaching 0.5 acres (sts)
- Ample Parking
- Field views to the side
- Useful outbuildings
- Situated on the outskirts of the well served village of Mendlesham
- Oil fired central heating and UPVC Windows





On the first floor there are 3 spacious bedrooms and a bathroom.





outside

Externally the property sits fairly centrally located within its plot benefiting from good size front, side and rear gardens which are partly enclosed by way of fencing and hedgerow. Predominantly laid to grass there are numerous flower beds, hard standing areas immediately to the rear of the property and some outbuildings.

There is a large driveway (shared with a neighbouring property) which leads to a shingle driveway and parking area providing parking for ample vehicles. There are far reaching views over farmland to one side. We strongly advise an inspection to appreciate the space and potential on offer.

location

Mendlesham itself is an extremely sought after village lying approximately seven miles north east of Stowmarket (which has a main line railway station link to London Liverpool Street) and has easy access to the A140 trunk road which leads to Norwich (north), Ipswich (south), Felixstowe (east), Cambridge and the Midlands (west) via the A14. The village has a thriving community and is very well served with local amenities including primary and pre-schools, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.

services

Mains water; drainage and electricity. Heating is provided by oil fired central heating serving radiators throughout.

Local Authority Mid Suffolk District Council. Council Tax Band E.



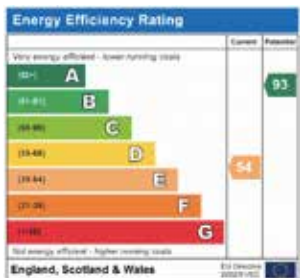
ground floor

Hall	
Living Room	3.57m (11'8) x 4.33m (14'2)
Dining Room	3.69m (12'1) x 2.90m (9'6)
Conservatory	4.96m (16'3) x 2.44m (8'0)
Kitchen	5.15m (16'10) x 2.48m (8'1) max
WC	
Hallway	
Laundry Room	4.30m (14'1) x 3.42m (11'2)
Utility Room	2.06m (6'9) x 2.15m (7'0)

first floor

Landing	
Bedroom 1	3.70m (12'1) x 3.66m (12'0)
Bedroom 2	3.69m (12'1) x 3.41m (11'2)
Bedroom 3	2.69m (8'10) x 2.21m (7'2)
Bathroom	1.83m (5'11) x 2.45m (8'0)





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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



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