



# Greenacres

Cotton Road, Mendlesham, Stowmarket, Suffolk IP14 5SP

We are pleased to offer for sale this detached bungalow requiring modernisation throughout surrounded by countryside views occupying a plot of around 0.25 acres (sts) situated on the outskirts of the popular well served village of Mendlesham.

guide price  
**£325,000**

## at a glance...

- 3 Bedroom detached bungalow
- Situated in a rural location a short distance from Mendlesham
- In need of modernisation throughout
- Set in grounds of approx 0.25 acres (sts)
- Scope for extension subject to the necessary planning permission
- Surrounded by countryside
- Large attic space
- Driveway and timber garage
- Offered with No Onward Chain





A superb opportunity to acquire this detached bungalow offering scope for not only improvement but extension (stp) situated in this rural position.





## property

The property currently affords the following accommodation - hall, sitting room, kitchen/dining room with pantry and adjoining store. The property has 3 bedrooms (one bedroom is off another) and a stair case leading to the attic space and finally a bathroom.

Externally is approached via a driveway that leads to a single detached timber garage. The surrounding gardens are enclosed by various shrubs and hedgerow, is predominantly laid to lawn and extends to approx 0.25 acres (sts) boasting unobstructed views over open countryside.

## location

The property is situated on the outskirts of Mendlesham. The village 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.





## accommodation

Hallway	
Sitting Room	4.06m (13'4) x 3.89m (12'9)
Kitchen with Pantry and adjoining store	3.63m (11'11) x 3.61m (11'10)
Bathroom	
Bedroom	4.11m (13'6) x 3.76m (12'4)
Bedroom	3.61m (11'10) x 3.63m (11'11)
Bedroom (via other room)	3.02m (9'11) x 3.66m (12')
Attic Room	6.10m (20') x 4.27m (14')

## services

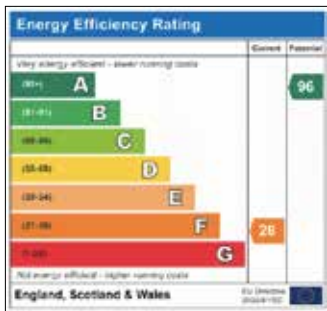
Mains water and electricity. Sewage is by way of a Septic Tank.

Local Authority Mid Suffolk District Council  
Council Tax Band C.

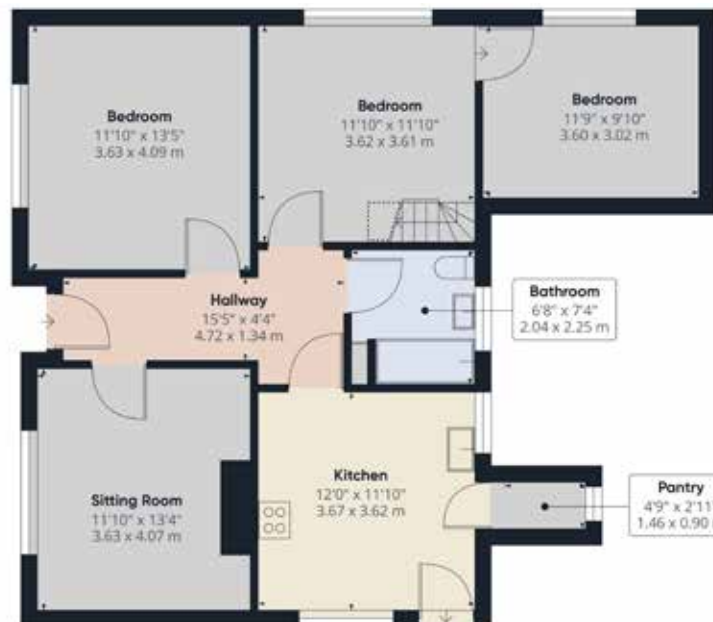
## agent notes

The property is approached via a farm drive and has the necessary rights of way.





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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