



3 Freelands

Mendlesham, Stowmarket, Suffolk IP14 5TW

ML Property are delighted to offer for sale this extremely well presented and deceptively spacious 3 bedroom detached bungalow situated in the well served village of Mendlesham.



guide price
£325,000

at a glance...

- 3 Bedroom detached property
- Superbly presented throughout
- Deceptively spacious offering flexible living
- Loft conversion bedroom and shower room
- Oil fired central heating and UPVC Windows and Doors
- Easy to maintain rear gardens
- Conservatory and dining room
- Single garage and off road parking
- Offered with No Onward Chain
- Situated with the popular well served village of Mendlesham



x3



x2



The property which benefits from a superb loft conversion, single garage and driveway is offered with No Onward Chain.

As previously mentioned the property benefits from a good size loft conversion providing additional living, making this property deceptively spacious.



property

The accommodation comprises - hall, kitchen, inner hall with stairs to first floor; dining room, sitting room, conservatory, 2 bedrooms and a bathroom. On the first floor there is a landing, bedroom and shower room. The property is further enhanced by UPVC Windows and oil fired central heating.

Externally the property has an area of garden to the front which is predominantly laid to lawn with some flower beds and some trees with steps and pathway leading to the side gate. There is a single garage with parking in front.

The rear garden which is fully enclosed can be accessed from either side of the property and is laid to both block paving and artificial grass providing an easy to maintain area with some surrounding flower beds. There is a pathway leading to two garden sheds, one of which is insulated and can be used as a garden office, this adjoins the single garage access via a personal door.

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.



ground floor

Hall	
Kitchen	3.97m (13'0) x 2.29m (7'6)
Inner Hall	
Dining Room	3.20m (10'5) x 2.16m (7'1)
Sitting Room	4.49m (14'8) x 3.68m (12'0)
Conservatory	3.28m (10'8) x 2.97m (9'8)
Bedroom	4.00m (13'1) x 2.89m (9'5)
Bedroom	3.20m (10'6) x 2.49m (8'2)
Bathroom	3.07m (10'0) x 2.15m (7'0)

first floor

Landing	
Bedroom	3.90m (12'9) x 4.77m (15'7)
Shower Room	2.33m (7'7) x 3.00m (9'10)



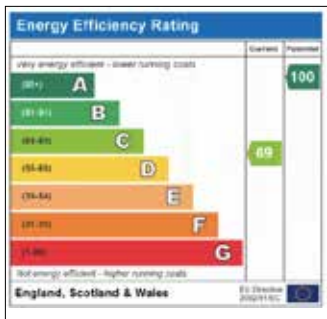
services

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 D.

agent notes

As previously mentioned the property is available with No Onward Chain.



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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