



5 Middy Close

Mendlesham, Stowmarket, Suffolk IP14 5TN

ML Property are delighted to offer for sale this well presented 3 bedroom detached property situated on the popular Station Fields development in the well served village of Mendlesham. The property which benefits from GFCH, a car port and off road parking, enclosed rear garden abutting farm land is offered with No Onward Chain.



price guide

£340,000

at a glance...

- 3 Bedroom detached property
- Situated within a popular residential area of the well served village of Mendlesham
- Covered car port providing off road parking
- Enclosed rear garden abutting farmland
- Master Bedroom with en-suite
- Gas fired central heating
- Available with No Onward Chain



x3



x2



The well presented accommodation affords the following accommodation - hallway, cloakroom, sitting room with doors to the rear garden and a fitted kitchen with breakfast room and side door to the covered parking area. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property which was only recently constructed benefits from gas fired central heating and double glazed windows and doors.



accommodation

Ground floor

Hall	
Cloakroom	
Sitting Room	3.12m (10'2) x 5.40m (17'8)
Kitchen/Breakfast Room	3.09 (10'1) x 5.41m (17'8)

First floor

Landing	
Master Bedroom	3.14m (10'3) x 3.70m (12'1)
Bedroom 2	3.14m (10'3) x 2.94m (9'7)
Bedroom 3	3.34m (10'11) x 2.35m (7'8)
Bathroom	

outside

Externally the property has off road parking which is partly covered leading to a good size shed. The rear garden is predominantly laid to lawn with a patio immediately to the rear of the property and is fully enclosed by a range of fencing and hedgerow. The gardens pleasantly abut neighbouring farmland with a view of the local Millennium wood over the field.

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 Gas fired central heating serving radiators throughout. Local Authority Mid Suffolk District Council. Council Tax Band E.

agent notes

- There is a yearly Estate Management Charge of £160 Per Annum.
- 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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