

oakheart

£260,000

Guide Price

Glebe Way, Mendlesham

Situated within the well-served and popular Suffolk village of Mendlesham, this spacious three bedroom semi-detached home presents an excellent opportunity for buyers looking to place their own stamp on a property whilst benefiting from fantastic eco-conscious features including solar panels and an air source heat pump. Offered with NO ONWARD CHAIN, the property is ideal for first time buyers, families or investors seeking a well-proportioned home in a desirable village setting.

The accommodation comprises a welcoming entrance hall leading through to a generous lounge with archway opening into the dining area, creating a bright and versatile living space. The kitchen offers ample worktop and cupboard space with potential for modernisation and reconfiguration if desired. Upstairs, there are three bedrooms alongside a family bathroom, with the layout lending itself perfectly to growing families or home working requirements.

Externally, the property benefits from a driveway and garage providing excellent parking and storage options, whilst the rear garden offers a fantastic size with mature greenery and huge potential to transform into a wonderful outdoor entertaining space or family garden. Located within a quiet residential position, Glebe Way remains popular for its village feel whilst still offering access towards Stowmarket, Eye and surrounding Suffolk countryside.











Floor 1



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GLA⁽¹⁾

71.75 m²
772.3 ft²

Total

86.85 m²
934.84 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	79
England & Wales	EU Directive 2002/91/EC	

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.

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