



**The Sidings, Mendlesham Stowmarket IP14 5TS**

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## **The Sidings, Mendlesham Stowmarket**

This charming semi-detached home features a cloakroom, living room with French doors to garden, kitchen, three bedrooms, ensuite & family bathroom. Outside, a fenced garden with patio, decking & lawn areas. Three off-road parking spaces & remaining NHBC warranty. Call to view now!

### **Mendlesham**

Situated in the heart of Suffolk, Mendlesham offers a charming glimpse into rural life, steeped in history and surrounded by picturesque landscapes. This quintessential English village boasts a unique blend of historical architecture, friendly community spirit, and access to the natural beauty of the Suffolk countryside.

The village is home to the striking St. Mary's Church, a historical landmark dating back to the 13th century. This beautiful church, with its distinctive tower and intricate stained glass windows, is a testament to Mendlesham's enduring heritage.

The village of Mendlesham is known for its warm and welcoming community. Residents enjoy a range of local events and activities, fostering a sense of camaraderie and belonging. The village hall serves as a hub for social gatherings, offering everything from community fairs to regular markets. A visit to Mendlesham would not be complete without experiencing the local culture and hospitality.

Surrounded by the serene Suffolk countryside, Mendlesham offers numerous opportunities for outdoor enthusiasts. The village is an ideal starting point for exploring scenic walking and cycling routes, allowing visitors to enjoy the rolling hills, lush greenery, and diverse wildlife that define the area. The tranquil environment provides a perfect escape from the hustle and bustle of city life.

Despite its rural setting, Mendlesham is well-equipped with essential amenities. The village boasts a primary school, a post office, and a local shop, catering to the needs of residents and visitors alike. Additionally, the village pub offers a cozy atmosphere and a chance to savour traditional English fare.

Mendlesham enjoys a convenient location with access to nearby towns and cities. The village is situated close to the A140, providing easy connections to Ipswich and Norwich. Public transportation options, including bus services, also make it accessible for those wishing to explore the broader Suffolk region.

### **The Sidings**

This charming semi-detached home offers the perfect blend of village serenity and modern convenience. Situated close to the local school, it's an ideal home for families looking to enjoy the benefits of village life while remaining connected to essential amenities.

Upon entering the home, you are greeted by a welcoming entrance hall, complete with an under-stairs cupboard providing ample storage space. The main floor also boasts a convenient cloakroom, perfect for guests and family alike.

The living room is a highlight of the home, featuring French doors that open directly to the garden. This design not only allows for an abundance of natural light but also creates a seamless indoor-outdoor living experience, ideal for entertaining or simply enjoying the peaceful surroundings.

Adjacent to the living room, the kitchen offers a functional and stylish space for cooking and dining. It is designed to cater to both daily family meals and more elaborate culinary endeavours.

The second floor houses three comfortable bedrooms, each offering a tranquil retreat at the end of the day. The master bedroom is enhanced by an ensuite bathroom.





Additionally, the family bathroom is equipped with a three-piece suite, ensuring convenience and comfort for all members of the household.

Outside, the garden is enclosed by a fence, providing privacy and security. A side access gate offers easy entry, while the garden itself features a hosting patio, decking, and lawn area. A timber shed provides additional storage or can be transformed into a workshop or hobby space.

For added convenience, the property includes three off-road parking spaces located to the side. This ensures ample room for family vehicles and visiting guests. Moreover, the house benefits from a remaining NHBC warranty, providing peace of mind for future homeowners.

### **Accommodation** **Entrance Hall**

Part glazed front door, stairs to first floor, under stairs cupboard, radiator, carpeted flooring.

### **Cloakroom**

Frosted window to front, fitted with a low level WC, wall mounted sink with mixer tap and splashback, spotlights, extractor fan, radiator, vinyl flooring.

### **Living Room**

Window and French doors to rear, TV point, radiator, carpeted flooring.

### **Kitchen**

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and extractor over, integrated fridge freezer and dishwasher, space for washing machine, spotlights, radiator, vinyl flooring.

### **Landing**

Access to loft, airing cupboard, radiator, carpeted flooring.

### **Bedroom One**

Window to rear, TV point, radiator, carpeted flooring.

### **Ensuite**

Frosted window to side, fitted with a suite comprising a shower cubicle, back to wall WC, wall mounted sink with mixer tap, spotlights, extractor fan, part tiled walls, heated towel rail, vinyl flooring.

### **Bedroom Two**

Window to front, radiator, carpeted flooring.

### **Bedroom Three**

Window to rear, radiator, carpeted flooring.

### **Family Bathroom**

Frosted window to front, fitted with a suite comprising a panelled bath with mixer spray shower attachment over, back to wall WC, wall mounted sink with mixer tap, spotlights, extractor fan, part tiled walls, heated towel rail, vinyl flooring.

### **Outside Parking**

Space for three cars to side.

### **Rear Garden**

Fence enclosed with side access gate, patio, decking and lawn areas, timber shed.

### **Agents Note**

Service charge of £158 per annum.



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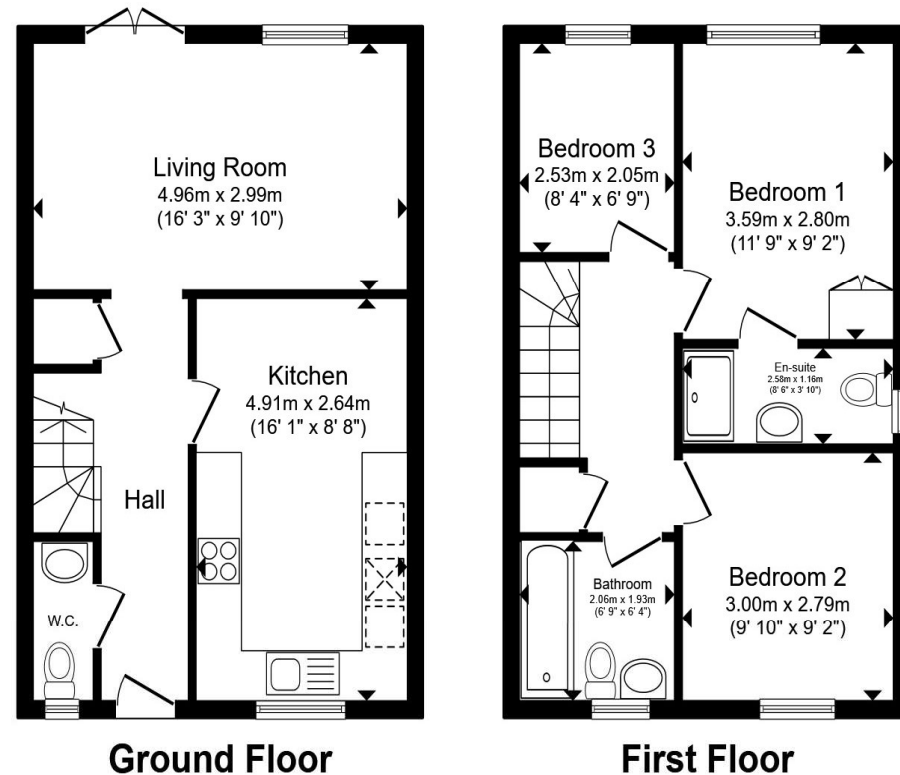
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## The Sidings, Mendlesham Stowmarket

- Semi-detached house
- Three bedrooms
- Family bathroom, ensuite & cloakroom
- Three off road parking spaces
- NHBC warranty remaining

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£250,000**



Total floor area 78.9 m<sup>2</sup> (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)