



## DUCKSEN ROAD, MENDLESHAM, IP14 5SD

£240,000  
FREEHOLD

A three-bedroom end - terrace home offers a perfect blend of style and comfort, making it an ideal family home. The property boasts a contemporary kitchen and dining area that is both stylish and functional, perfect for entertaining guests. Adjacent to the kitchen is a spacious sitting room, providing a welcoming space and a convenient cloakroom. Upstairs you will find three bedrooms, served by a modern bathroom. Externally, the home features a driveway with off-road parking and an enclosed rear garden. Situated in the picturesque village of Mendlesham, the property benefits from a village setting with local amenities, making it a perfect place to call home. Viewing is highly recommended.

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# DUCKSEN ROAD

- Modern Three Bedroom Family Home
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Oil Fired Central Heating
- Driveway Parking
- Enclosed Rear Garden
- Ground Floor Cloakroom
- Family Bathroom
- Close To Transport Links & Amenities
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## Entrance Hall

Window to side and stairs to the first floor. Radiator.

## Cloakroom

WC and wash basin.

## Sitting Room

Well-proportioned room with window to front and radiator. Opening to the kitchen/dining room.

## Kitchen/Dining Room

Stylish shaker style kitchen with a range of wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. Integrated appliances include a washing machine, eye level electric oven and grill, fridge and under counter freezer. Induction hob with extractor hood over. A understairs cupboard housing the boiler. Window to front and French doors opening directly to the garden. Radiator.

## Landing

Loft access.

## Bedroom 1

Double room with window to rear. Radiator

## Bedroom 2

Double room with window to front. Radiator.

## Bedroom 3

Window to rear and radiator.

## Bathroom

Modern suite with WC and pedestal wash basin. Fully tiled with bath and shower head over. Window to rear and heated towel radiator.

## Outside

## Front Garden

Block paved driveway with pathway to the gated rear access.

## Rear Garden

Fully enclosed by fencing with a patio seating area and the remainder of the garden is laid to lawn. Side gated access to the front of the property. Oil tank

## Agent's Note

There is a right of way from the neighbouring garden.

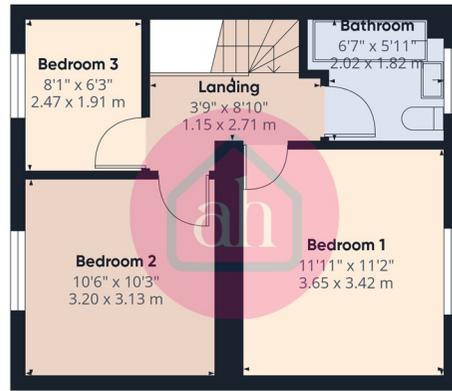


## DUCKSEN ROAD





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
777 ft<sup>2</sup>  
72.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: C Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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