



2 Freelands

Mendlesham, Stowmarket, Suffolk IP14 5TW

ML Property are delighted to offer for sale this well presented 4 bedroom detached house situated in the well served village of Mendlesham. The property which benefits from UPVC windows and OFCH also benefits from a double garage for parking for 4-6 vehicle's.



OIEO

£349,995



x4



x1



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at a glance

- 4 Bedroom detached house
- Situated in the popular village of Mendlesham
- Detached Double Garage
- Ample parking for 4-6 vehicle's
- Oil fired central heating and Wood burning stove to the Sitting Room
- Front side and rear garden areas
- UPVC windows and doors
- Well presented accommodation

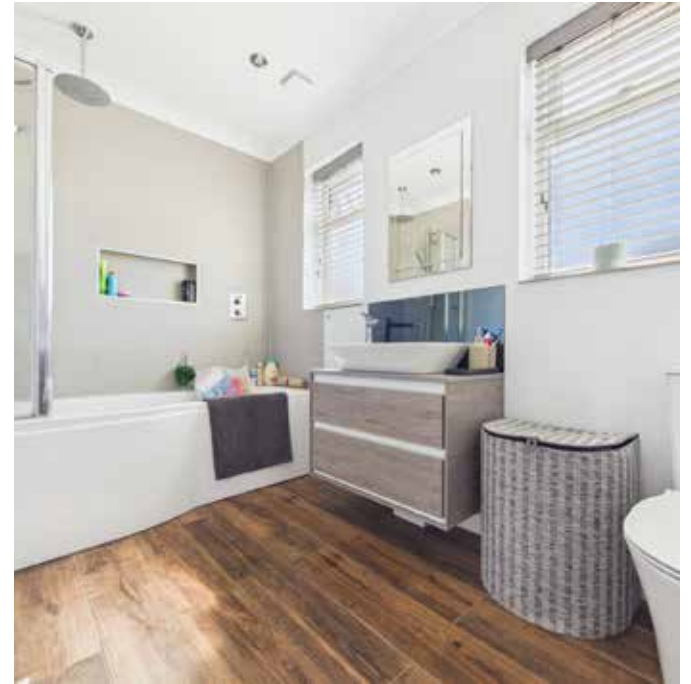


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The well presented accommodation comprises of - hall, cloakroom, kitchen/breakfast room and a sitting room with a wood burning stove. On the first floor there are 4 bedrooms and a good size family bathroom. The property is further enhanced by UPVC windows and doors and has Oil fired central heating.





outside

Externally the property benefits from an enclosed front garden leading to the side garden which is laid to lawn. There is a rear patio with a further small lawned area. Finally the property boasts a detached double garage with hard standing parking for 4-6 vehicles.

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	
Cloakroom	
Sitting Room	5.61m (18'4) x 3.76m (12'4)
Kitchen/Breakfast Room	5.20m (17'0) x 2.60m (8'6)

first floor

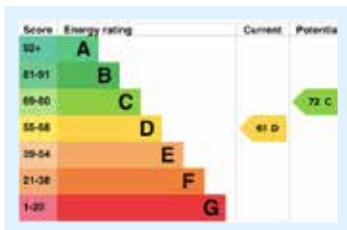
Bedroom	2.35m (7'8) x 3.81m (12'6)
Bedroom	3.19m (10'5) x 2.46m (8'0)
Bedroom	2.86m (9'4) x 2.52m (8'3)
Bedroom	2.64m (8'8) x 2.52m (8'3)
Bathroom	1.76m (5'9) x 3.22m (10'6)
Double Garage	5.27m (17'3) x 5.23m (17'1)

services

Mains water, drainage and electricity. Heating is provided by an Oil fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band D.

Please see Material Information brochure and EPC below.



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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