



42 Middy Close

Mendlesham, Stowmarket, Suffolk IP14 5TN

ML Property are delighted to offer for sale this superbly presented 3 bedroom link detached house situated on the popular Station Fields development in the well served village of Mendlesham.



OIRO

£279,995



x3



x2



C

at a glance

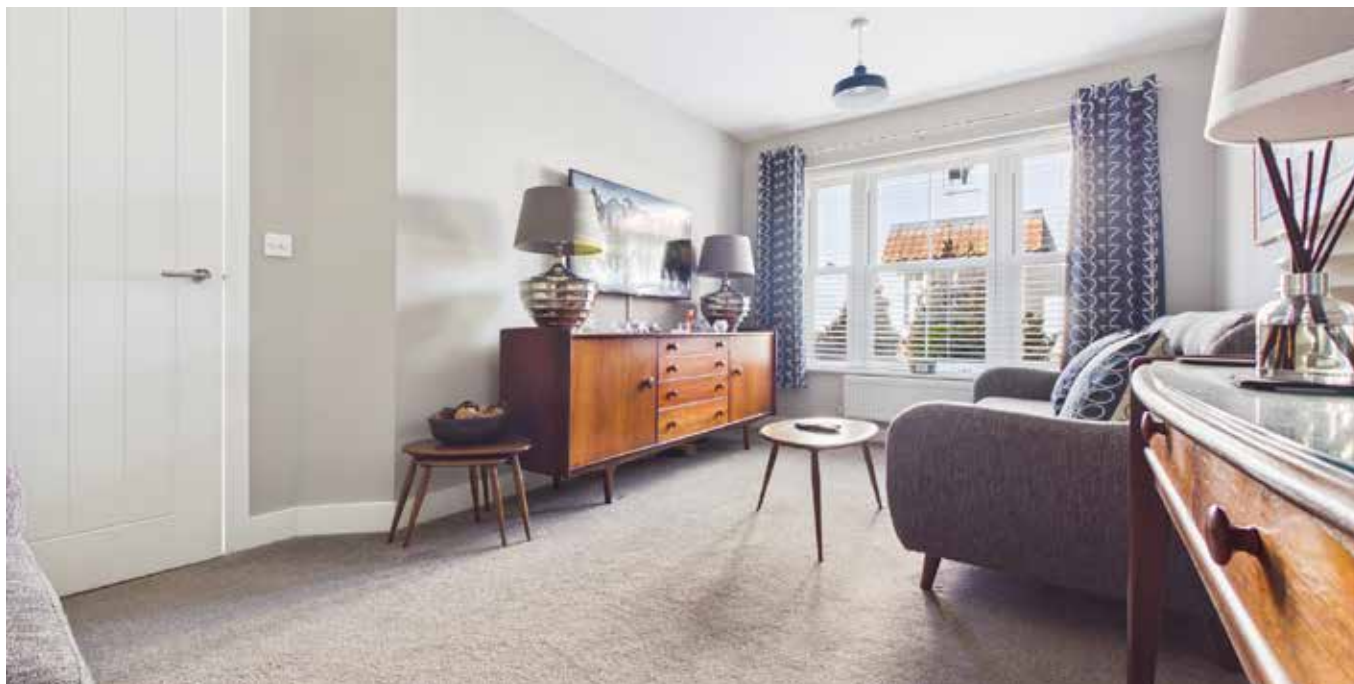
- 3 Bedroom link detached house
- Presented in immaculate order throughout
- Master bedroom with en-suite
- Gas central heating
- UPVC Windows and doors
- Off road parking with car port
- Situated in a popular residential area of the well served will of Mendlesham
- Viewing highly recommended



GIRAFFE360



The property which was constructed by Lovell Homes in 2019 affords the following accommodation - hall, cloakroom, sitting room and a kitchen/breakfast room on the ground floor. On the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom.





outside

Externally and to the front of the property there is a driveway leading to a covered car port area with a further parking space behind. The rear garden which is fully enclosed and laid to lawn has a spacious patio area immediately to the rear of the house.

The property is further enhanced by GFCH and UPVC windows and doors. We strongly advise a viewing of the property to appreciate the condition on offer.

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 4.90 (16'0) x 2.82m (9'3)

Kitchen/Breakfast Room 5.27m (17'3) x 2.85m (9'4)

first floor

Master Bedroom 3.12m (10'3) x 3.11m (10'2)

En-Suite shower room

Bedroom (with fitted wardrobes) 3.60m (11'9) x 2.58m (8'5)

Bedroom 2.63m (8'7) x 2.55m (8'4)

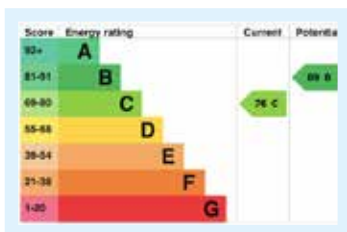
Bathroom

services

Mains water, drainage and electricity. Heating is provided by a gas fired boiler from communal LPG tanks - more details available from the agent. Estate Management charge: The estate management charge is currently £158.00 per annum.

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

Please see Material Information brochure and EPC below.



PART OF THE 3 POINT PROPERTY GROUP

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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