



'MODERN DETACHED VILLAGE HOME'
Mendlesham, Suffolk | IP14 5RT

WELCOME



This three-bedroomed detached property is the ideal village home, as the current owners enthusiastically attest. Built in 2016, this comfortable house has plenty of room for a family. Set within a great local community yet within easy reach of mainline services to London, this offers the best of both worlds and it certainly is a property to view.







- Wonderful Detached Village Home
- Light and Airy Accommodation
- Modern Living
- Three Bedrooms
- Family Bathroom, En Suite and Ground Floor Cloakroom
- Excellent Large Kitchen Breakfast Room
- Cosy Sitting Room with Wood Burner
- Charming Gardens
- Garage and Off-Road Parking
- Central Village Location

This modern family house, built in the garden of the former Fleece Inn, is very much in the English vernacular style. It's a charming, sturdy, double-fronted villa with a beamed canopy porch over the central front door and two pitched dormer windows peeping up above the eaves on the first floor. It's very pretty. Looks aren't everything, however. It has another asset – its fantastic location right in the heart of this thriving village!



This is a house that feels open and airy, from the minute you enter the hall. Two large and well-proportioned rooms make up the ground floor, along with a downstairs cloakroom. "It's a great hosting house," says the owner. "We can seat 12 in the kitchen!" It's a bright expansive space with plenty of room for the cooks and the guests, and French windows leading to the garden. The owner also loves the sitting room – "It's a considerable size and is great when we have all the family over". Triple aspect windows mean abundant light, but there is a cosy wood-burner for cooler days.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Three good-sized bedrooms are upstairs, and the principal bedroom has an en-suite shower room. A family bathroom is well appointed and finished with handsome stone tiles in natural tones.

Outside, the garden wraps around the back and side of the house and is not overlooked from any quarter. In addition to privacy, there is always sunshine somewhere due to its many aspects. It's also entirely secure for children and dogs. A sheltered terrace, added by the current owners on the west-east axis of the house, is a real sun trap in the afternoon, while French doors from both the kitchen and sitting room open to a second terrace, perfect for morning sunshine. Also outside are a dog kennel, a log store, a large gravelled parking bay and a single garage, perfect for storage.

Mendlesham is a village this young family are very sorry to leave. They love having everything on the doorstep, particularly the playground a few steps away!

With a pub, a village shop with bakery, a primary school, two churches (URC and St Mary's), a GP with dispensary, and even a fish and chip shop, there's no need to venture far. And, with so many local footpaths, it's no wonder the village is popular with dog walkers.

"There's always something on." The village excels at community activities and celebrations, year-round – perfect for families. There are events and clubs for all age groups, from the toddler group, the playground and the skatepark for the younger crowd to clubs for walking, photography, writing and history for older generations. With something for everyone, it's all go in Mendlesham!

For all this rural idyll, Mendlesham is just a few minutes' by car from the A140 to either Ipswich or Norwich. A little farther afield is the market town of Stowmarket with main line rail connections to London, Ipswich and Norwich. The historic town of Bury St Edmunds with its cathedral and beautiful Georgian architecture is within a half-hour drive and has a wide range of amenities, shopping and dining options to enjoy.





STEP OUTSIDE

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band C

Services: Mains water, drainage and electric - air source heating - underfloor on the ground floor rads on the first floor

Directions:

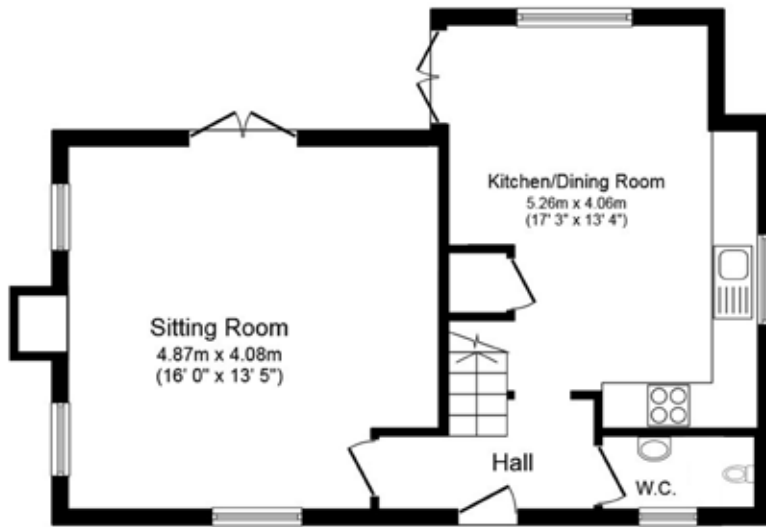
On entering the village of Mendlesham from the A140 - follow the road into the village taking a left hand turn by the village church and then take a left hand turn into Old Station Road and the property will be found on the right side.

What 3 Words Location - "evening, firming, blushed"

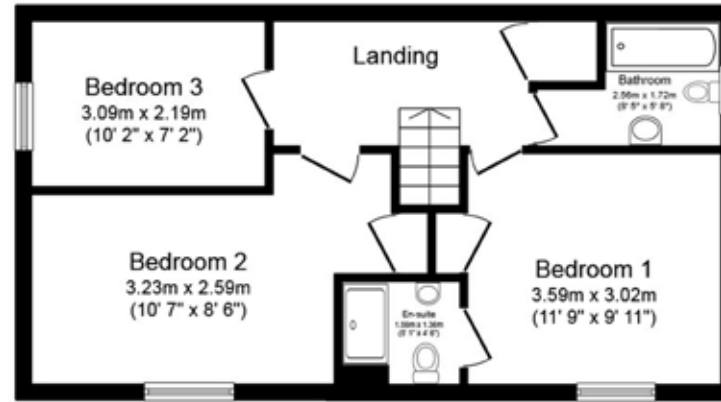


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

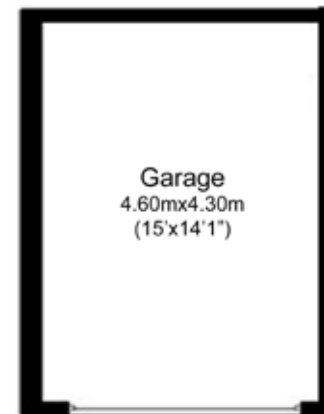
Property - DIS4354
Approx. Internal Floor Area - 997 Sq ft / 92.6 Sqm



Ground Floor



First Floor



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