



Church Road, Mendlesham, Stowmarket, IP14 5SF

Guide Price £550,000 - £560,000

An energy efficient (B rating) detached four bedroom family home with a layout suited to modern living in the highly desirable village of Mendlesham.

- Modern family home with kerb appeal
- En-suite to master bedroom
- Underfloor heating to ground floor
- Freehold
- Air conditioning to lounge and kitchen diner
- Spacious kitchen diner
- Council Tax Band E
- Energy Efficiency Rating B.



Property Description

Situation

Enjoying a position within the attractive and sought after village of Mendlesham, the property is located just on the cusp of the centre of the village and is tucked away behind laurels providing privacy from the road and passers by. Within walking distance you have access to amenities such as a local convenience store, village pub, fish and chip shop and a health care centre to name a few. The historic market towns of Diss and Eye are within easy reach lying some 10 or so miles to the north and providing an extensive and diverse range of many day to day amenities and facilities. Whilst for the commuter the mainline railway stations of Diss and Stowmarket are within equal distance with regular/direct services to London Liverpool Street and Norwich.

Description

Built in 2016 by local Suffolk based developer Xanadu Construction, this four bedroom detached home is a fine example of what they pride themselves on, exquisite design and exceptional standards. The property is a high quality build being built of standard cavity brick and block construction under a pitched tiled roof, the property further benefits from good levels of insulation in the floor, walls and roof space whilst being heated via an air source heat pump. As you enter this wonderful home you are instantly greeted with the feeling of spaciousness by the generous size entrance hallway which acts as a focal point, the hallway runs down the centre of the property and provides access to the lounge, office, kitchen diner and has stairs rising to the first floor. The ground floor is airy, well lit by plenty of natural light and has the perfect layout for modern living, the more than family sized kitchen diner located to the rear of the property is my personal favourite room in the house.

Externally

This beautiful looking home is approached via a shared driveway which is only shared with one other neighbour, the driveway is laid to shingle with a grid system and also provides access to the detached single garage which has power and light. Both front and rear gardens have an array of flowers, shrubs and bushes which contributes to the attractive setting. The main garden to the rear of the home is enclosed by panel fencing, is mainly laid to lawn and has a large block paved patio area which is perfect for summer barbeques and al fresco dining, the patio area can also be covered by the two electric awnings which the current owners had fitted. The property also has pedestrian access to the front from both sides of the home and access into the garage.

The rooms are as follows:

ENTRANCE HALL: Entry via upvc double glazed door to front being a wide space with tiled floor, underfloor heating, stairs rising to first floor level, under stairs storage cupboard.

LOUNGE: 19' 10" x 12' 7" (6.05m x 3.84m) High performance double glazed baywindow to front providing plenty of natural light, air conditioning and underfloor heating.

OFFICE: 7' 9" x 9' 1" (2.36m x 2.77m) High performance double glazed window to front aspect, underfloor heating.

CLOAKROOM/WC: 5' 7" x 2' 11" (1.71m x 0.89m) Hand wash basin with tiled splashback, low level wc. Tiled flooring

KITCHEN/DINER: Kitchen measuring 9' 0" x 16' 2" (2.74m x 4.93m) and dining area measuring 12' 8" x 12' 6" (3.86m x 3.81m) A large family space with tiled flooring, underfloor heating and window and French doors to rear giving views and access onto the rear gardens. The kitchen offers wall and floor units, granite work surfaces, inset sink with drainer and mixer tap, integrated appliances including four ring induction hob with extractor above,

eye level double oven, dishwasher, space for fridge freezer. Air conditioning. Built-in airing cupboard to side.

UTILITY: 5' 5" x 5' 9" (1.65m x 1.75m) Wall and floor units with roll top work surfaces, inset ceramic sink with drainer, space for washing machine/tumble dryer, underfloor heating.

FIRST FLOOR LEVEL - LANDING:

Giving access to the four bedrooms, bathroom and loft space above. Storage cupboard to side.

MASTER BEDROOM: 15' 0" x 12' 7" (4.57m x 3.84m) High performance double glazed window to front aspect giving pleasing views, being a generous size bedroom with built-in wardrobe space. Access to en-suite facilities.

EN-SUITE: 8' 5" x 3' 11" (2.57m x 1.19m) Comprising enclosed double shower cubicle, low level wc, hand wash basin over vanity unit and heated towel rail. Tiled walls. Vinyl flooring.

BEDROOM TWO: 12' 7" x 12' 5" (3.84m x 3.78m) High performance double glazed window to front aspect with pleasing views being a generous double bedroom.

BEDROOM THREE: 9' 3" x 10' 1" (2.82m x 3.07m) High performance double glazed window to rear aspect with built-in double wardrobes.

BEDROOM FOUR: 9' 8" x 6' 7" (2.95m x 2.01m) High performance double glazed window to rear aspect having built-in wardrobes with sliding mirror fronted doors.

BATHROOM: 5' 7" x 6' 4" (1.71m x 1.93m) Comprising panelled bath with shower attachment, low level wc, hand wash basin over vanity unit, heated towel rail. Velux window to rear aspect. Tiled walls. Vinyl flooring.

AGENTS NOTE: Each room is individually controlled by its own thermostat. There are fly screens to all windows.

SERVICES:

Drainage - mains

Heating - air source heat pump

EPC rating - B

Council Tax Band - E

Tenure - freehold

OUR REF: 8319



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1682.86 ft²

Reduced headroom

24.13 ft²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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