



Eastfield House
Mendlesham, Suffolk

**DAVID
BURR**



Eastfield House, Church Road, Mendlesham, Suffolk, IP14 5SF

Mendlesham is a well-served and highly regarded village with a thriving community with good amenities including a public house, bakery/stores, post office, health centre, primary school, parish church and fish & chip shop. More comprehensive facilities can be found in the nearby town of Stowmarket, which lies just 7 miles to the southwest and the town of Diss, which is 10 miles to the north, both offering a regular mainline train service to London's Liverpool Street.

Nestled in the picturesque village of Mendlesham, Eastfield House offers the perfect blend of countryside tranquillity and modern convenience. This spacious four-bedroom family home boasts three reception rooms, providing ample space for every member of the family to relax and unwind. With its idyllic edge-of-village setting, you'll enjoy stunning views over open countryside to the front, creating a peaceful retreat to come home to.

Step inside, and you'll immediately be charmed by the light-filled interiors and spacious layout. The airy hallway sets the tone for the rest of the home, while each reception room benefits from an abundance of natural light streaming in. Modern touches, such as air conditioning in the kitchen and living room, ensure year-round comfort, while awnings at the rear provide welcome shade in the beautifully landscaped garden.

Constructed in 2016 by acclaimed developer Xanadu Construction, Eastfield House boasts a high specification and attention to detail throughout. The open-plan kitchen and dining area is perfect for entertaining, with French doors leading out to the garden, blurring the lines between indoor and outdoor living. A shared shingle driveway provides ample parking for several vehicles, along with a detached garage featuring a power door for added convenience.

A modern detached family house on the village periphery having generous accommodation and countryside views to the front.

Entrance door to;

ENTRANCE HALL: A warm and welcoming entrance with stairs to first floor.

CLOAKROOM: With W.C. and wash hand basin.

SITTING ROOM: 19'4 x 12'5 (5.9m x 3.8m). A spacious room with bay window and built-in window seat.

OPEN PLAN KITCHEN/DINING ROOM: Kitchen area: 15'1 x 9' (4.6m x 2.7m). Perfect for family get togethers, the kitchen area is fitted with modern contemporary units under a marble work surface. There is an integral dishwasher and double electric oven with hob and extractor fan over. The spacious dining area 12'8 x 12'6 (3.9m x 3.8m) has ample room

for a table and chairs and enjoys views through the patio doors to the rear garden.

UTILITY ROOM: 5'8 x 5'6 (1.7m x 1.7m). Conveniently accessed via the kitchen with a base cupboard and plumbing for a washing machine, there is also an external door to the driveway.

SNUG/STUDY: 9'1 x 7'8 (2.7m x 2.3m). A handy third reception room ideal for use as a home office or snug.

First floor

MASTER BEDROOM: 19'4 x 12'6 (5.9m x 3.8m). Window to front aspect and walk in wardrobe.

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EN-SUITE SHOWER ROOM: 8'4 x 6'5 (2.5m x 1.9m). Double shower cubicle, W.C. and wash hand basin with vanity cupboard below.

BEDROOM 2: 12'7 x 12'4 (3.8 x 3.7m).

BEDROOM 3: 12'6 x 9'3 (3.8m x 2.8m). Built in wardrobe.

BEDROOM 4: 9'7 x 6'8 (2.9m x 2m). Currently used as a dressing room with large built in mirrored wardrobes.

FAMILY BATHROOM: 6'4 x 5'6 (1.9 x 1.7m). With bath, W.C. and wash basin.

Outside

Outside, the front garden offers a charming welcome, while the rear garden provides a tranquil space to relax and unwind. Enjoy al fresco dining on the extensive patio area, or simply soak up the sunshine in the beautifully landscaped lawn. With mature flower beds and borders, it's the perfect spot for green-fingered enthusiasts to indulge their passion. **DETACHED GARAGE** 18'9 x 9'9 (5.7m x 3m) with power door and personnel door to side.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC RATING: B

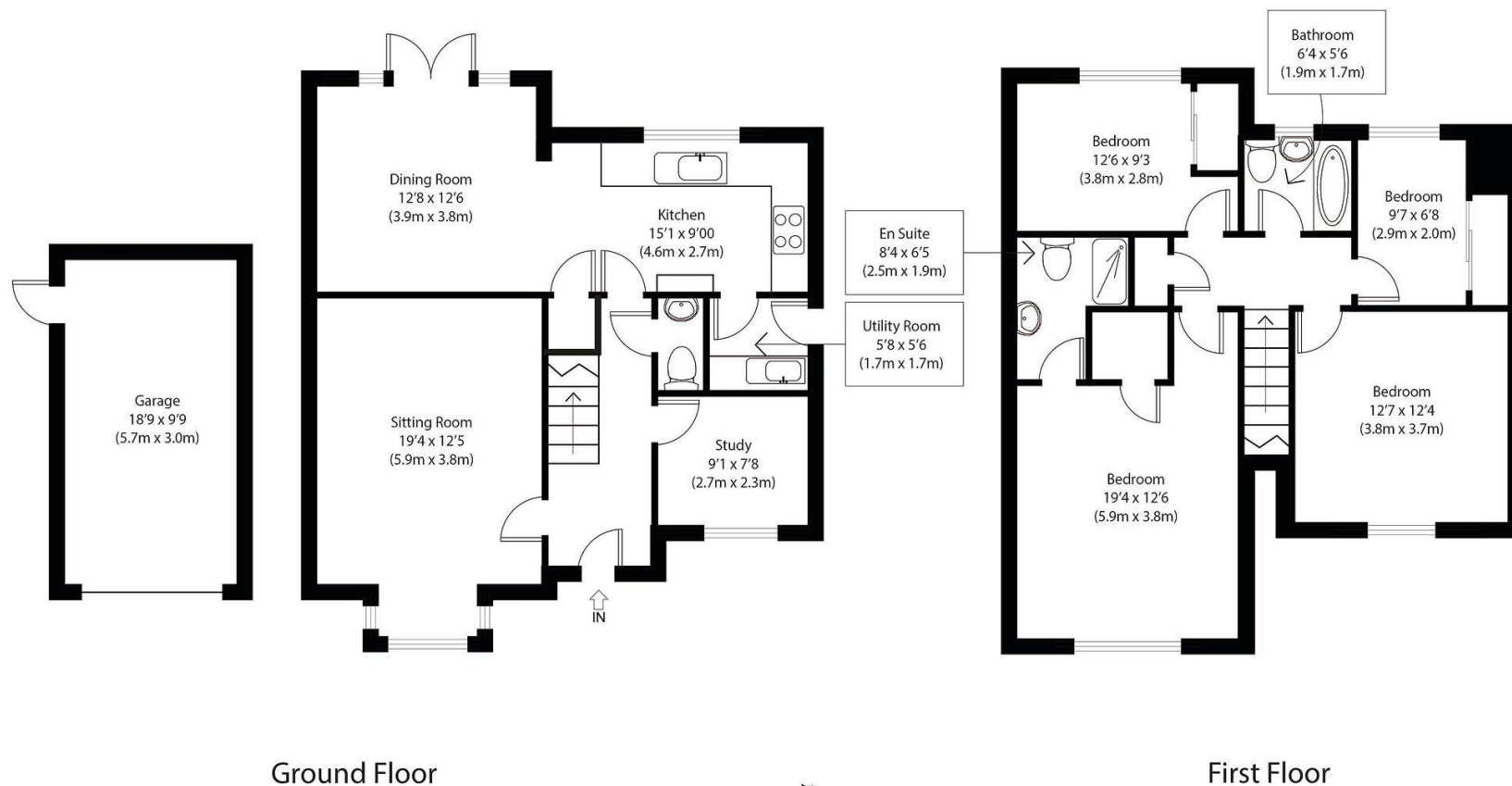
SERVICES: Mains water, drainage and electricity are connected. Air source heat pump with underfloor heating to the ground floor and radiators to the first floor. NOTE: None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Approximate Gross Internal Area
Main House 1515 sq ft (141 sq m)
Garage 190 sq ft (18 sq m)
Total 1705 sq ft (158 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



