



Guide Price £300,000  
The Old Telephone Exchange, Old Station Road, Mendlesham,  
Stowmarket, IP14 5RT

Over the past few years, this well located 2/3 BEDROOM BUNGALOW has been modernised by the present vendors to incorporate modern living, but with an older feel within this SOUGHT AFTER LOCATION and POPULAR VILLAGE. The property has been updated to include modern features such as sealed unit double glazed windows, digital electric heating and a fitted wood burner to the main sitting room. The property has an EASILY MAINTAINABLE GARDEN, with excellent views over the playing fields to the rear. The property incorporates a modern shaker style kitchen. Oak panel doors have been installed through all the downstairs rooms with a prestigious entrance porch/vestibule adding to the living accommodation.

**The accommodation on offer is as follows:**

### **ENTRANCE PORCH**

With a conservatory style construction with vaulted ceilings which are glazed on two sides with flagstone ceramic tiled floor, electric panel heater with large glazed double door leading to

### **MAIN ENTRANCE HALL**

With ceramic tiled floor, digital electric heater, loft access, shelved airing cupboard with lagged hot water cylinder.

### **SITTING ROOM**

A light and airy room with triple aspect windows to either side and bay window to the front, integrated and installed wood burning stove with slate style hearth, electric digital heater, TV point and telephone point.

### **KITCHEN/DINING ROOM**

Exceptionally light and airy room with double aspect windows to the front and rear aspect, recently installed shaker style kitchen with a cream finish, plumbing for washing machine, sink unit, two single ovens, integrated hob, extractor hood and stainless-steel splash backs, further tiled splashbacks to the main part of the kitchen with peninsular style central breakfast bar area, ceramic tiled floor and stairs leading to workroom/ study room/bedroom 3 if required.

### **MASTER BEDROOM**

With window to the side aspect, French doors to the rear garden, telephone point, digital electric heater, recess storage area/ wardrobe area, laminate style flooring, TV point and telephone point and door to

### **ENSUITE**

Comprising low level WC, pedestal hand basin, shower in separate cubicle, electric towel heater, window to side, extractor fan, small loft access, extensively tiled walls and ceramic tiled floor.

### **BEDROOM 2**

Again a double room, with recess storage fitted cupboards, window to side, laminate flooring and digital electric heater.

### **BATHROOM**

With contemporary recently installed suite with vanity hand basin with cupboards under, WC with concealed system, panelled bath with power shower over, extensively tiled walls, extractor fan, window to rear, ceramic tiled floor and electric towel heater.

### **OUTSIDE**

The property stands in a good size plot which has been made easily maintainable. The front of the property is accessible by compressed concrete brick style parking area with parking for approximately 2/3 vehicles with access on either side of the property. This driveway gives access to the useful car port, which has a green oak finish with useful side utility building/storage shed, which is ideal for storage of bikes etc.

Leaving access mainly to the right-hand side with large patio, fenced and hedged, good size flower and shrub borders, gravel courtyard area directly to the left-hand side of the property and further access on the left is available.

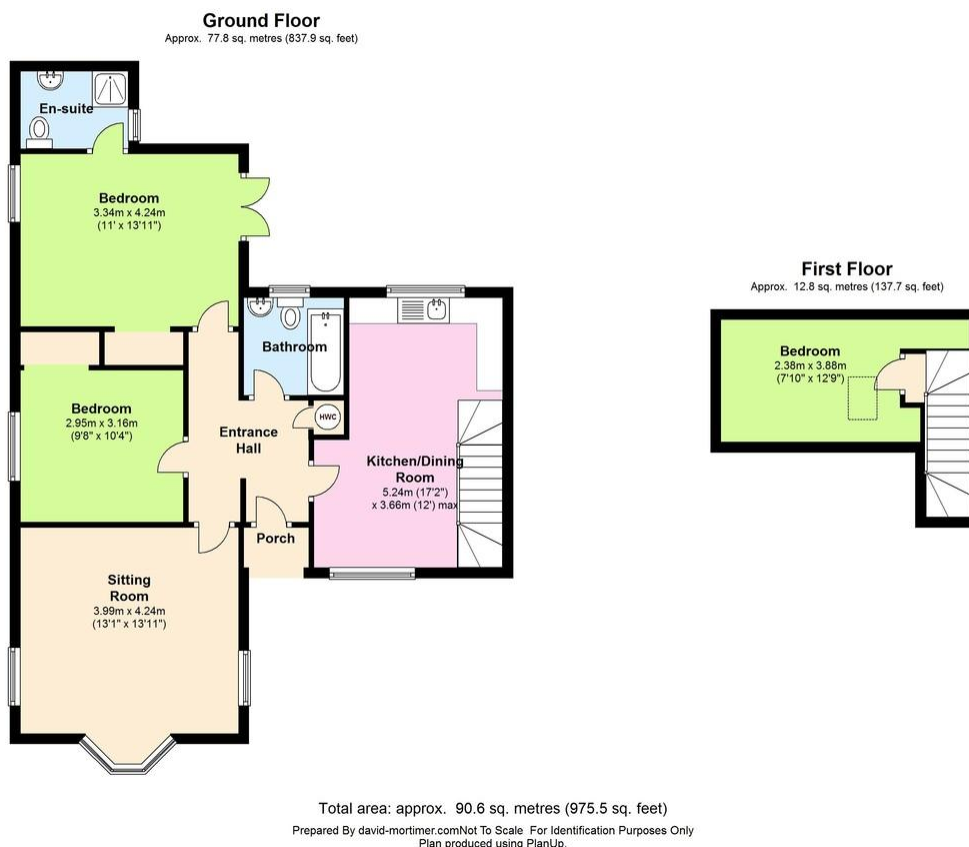
Viewing strictly by appointment with the above agent.

### **DIRECTIONS:**

**At Station Rd West, follow B1115. At the roundabout, take the 2nd exit onto Stowupland Rd/B1115. Continue to follow. Go through 1 roundabout. Turn left onto Church Rd/A1120. Continue straight. Drive to Cuttings Close in Mendlesham. Turn right, turn left and continue onto Old Station Rd. Turn right onto Cuttings Close. Destination will be on the left.**



## FLOORPLANS



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or 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 the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

