

1 ST MARY'S GARDENS

MENDLESHAM, SUFFOLK

JACKSON-STOPS

1 ST MARY'S GARDENS, MENDLESHAM
STOWMARKET, SUFFOLK, IP14 5TQ

GUIDE PRICE £495,000

A SUPERBLY PRESENTED AND WELL-PROPORTIONED DETACHED BUNGALOW STANDING IN AN ATTRACTIVE TUCKED AWAY LOCATION IN THIS HIGHLY REGARDED AND WELL-APPOINTED VILLAGE.



DISTANCE

BURY ST EDMUNDS 19 MILES
STOWMARKET 5 MILES
NORWICH 32 MILES
CAMBRIDGE 47 MILES

ACCOMMODATION

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Snug
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Wet Room/Bathroom

OUTSIDE

- Driveway & Parking
- Double Garage
- Large Gardens

THE PROPERTY

A superbly presented detached bungalow built about 25 years ago by a well-regarded local developer, along with just two other properties in this small select close, just off the village centre. Presenting mellow brick elevations under a tiled roof, the bungalow has well-proportioned accommodation with UPVC double glazing and oil-fired central heating. The entrance hall, which has a storage cupboard, leads into the dining room, which has sliding doors to the rear garden and opens into a snug with a side aspect. The kitchen is fitted with a wide range of base and eye level units with worksurfaces, plumbing for automatic appliances, single drainer sink, Bosch double oven and hob, a two-tier cupboard, walk-in pantry, windows to the front and side aspects and a door to the garden. The sitting room features a fireplace housing a wood burning stove, a window to the rear aspect and double doors leading to the garden. An inner hall, which has an airing cupboard, leads to three bedrooms and a bathroom with the principal bedroom having an en-suite shower room.

OUTSIDE

No.1 St Marys Gardens is approached over a block paved driveway capable of standing several vehicles, leading to a detached double garage with an up and over door, power and light. The remainder of the front gardens comprise areas of lawn with flower and shrub beds leading to a side area of lawn with a large storage shed. The good-sized rear garden is predominantly laid to lawn with well-stocked beds and borders, a loggia to the side of the bungalow and a terrace, mature trees, a courtesy door to the garage with a lean-to garden shed.

LOCATION

The property stands in an attractive, tucked away location along a leafy private drive, used by just five other properties. Occupying a location just off the heart of the village, close to the parish church of St Mary's, local amenities are all within easy walking distance. Mendlesham is a well-served and highly regarded, historic village with a thriving community and offers many amenities including a public house, post office & village store, health centre, fish and chip shop, primary school and the fine parish church. More comprehensive facilities can be found in the nearby town of Stowmarket, which lies just 6 miles to the southwest and the town of Diss, which is 10 miles to the north. Both towns offer a wide range of everyday facilities and a mainline regular train service to London Liverpool Street taking approximately 80 minutes from Stowmarket. There is also good access to the A140 and A14 arterial routes. The historic cathedral town of Bury St Edmunds lies just 18 miles away and offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs.











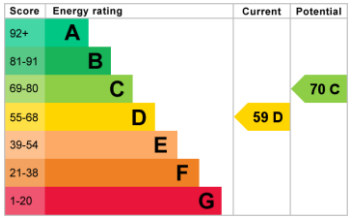
DIRECTIONS

From Bury St Edmunds proceed east on the A14, taking the exit signposted A1120 Stowmarket/Needham Market/Stowupland. Continue through the village of Stowupland, taking the signs for Mendlesham. On entering Mendlesham, proceed past the primary school and playing field on the left and after a short distance take the right bend into Front Street. At the top of the street, in front of the parish church, take the right turn into Church Road and after about 50yrds, St Marys's Gardens drive will be seen on the right and No.1 will be found along the drive, just before the left bend.

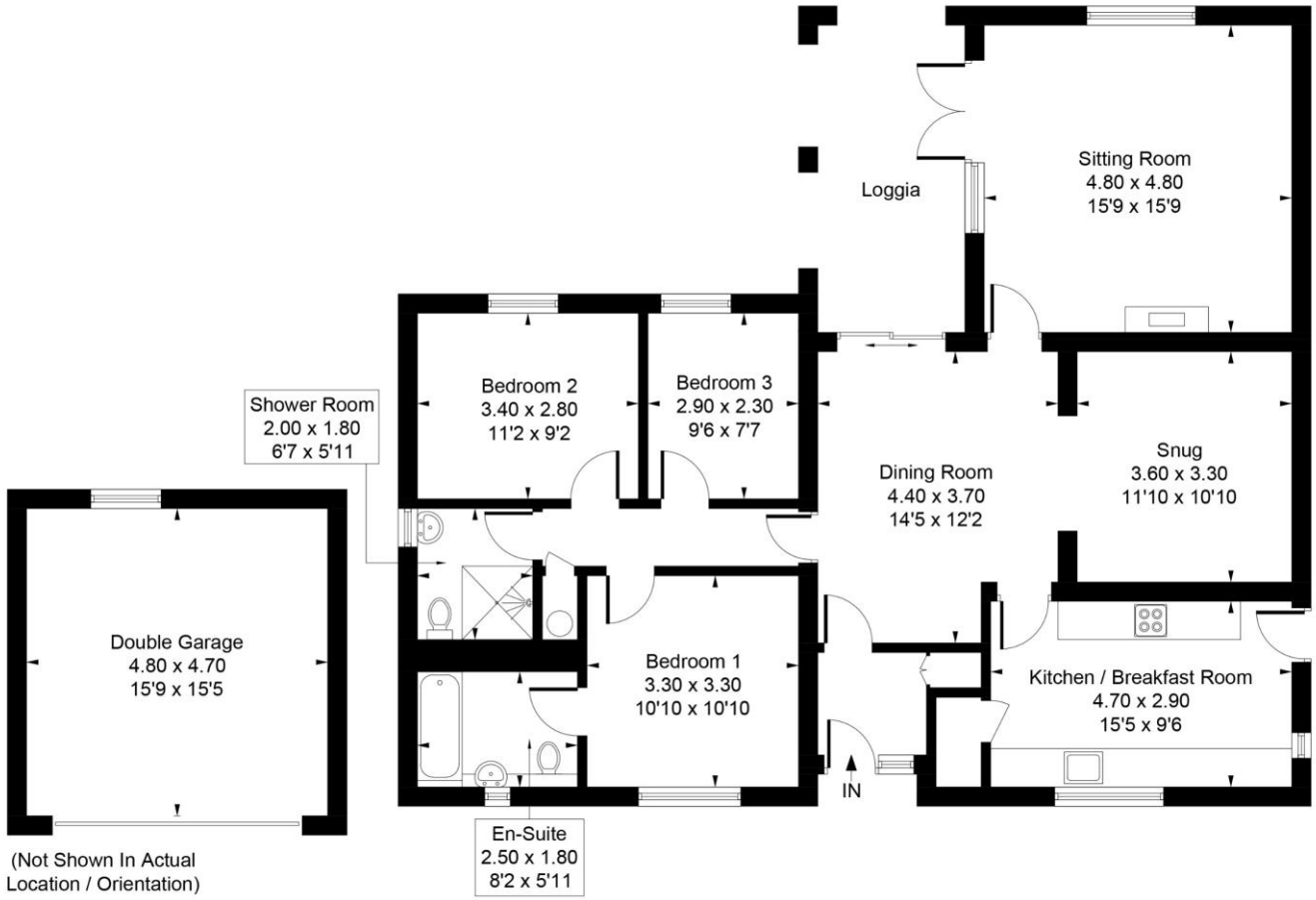
PROPERTY INFORMATION

Services Mains water, electricity and drainage.
Oil fired central heating.
Local Authority Mid Suffolk District Council
Council Tax Band E
Tenure Freehold
Broadband Ofcom states speeds available of up to 80Mbps
Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability
Viewing Only by appointment with Jackson-Stops

Tel: 01284 700535



Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft
Double Garage = 23.0 sq m / 248 sq ft
Total = 143.8 sq m / 1548 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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