



**Freelands, Mendlesham, STOWMARKET, IP14 5TW**



**welcome to**

**Freelands, Mendlesham, STOWMARKET**

This beautifully presented detached house has been double story extended to the side providing good sized living, sleeping and entertaining areas. The rear garden is private and there is off-street parking to the front. Call now to book your viewing!



## Accommodation

### Entrance Hall

The property is entered through a part glazed door with frosted windows to front, stairs to first floor and vinyl flooring.

### Lounge

14' 1" max x 18' 9" max ( 4.29m max x 5.71m max )

Window and French door to rear, coved ceiling, tv point, two radiators and carpet.

### Kitchen

8' 2" x 25' 11" ( 2.49m x 7.90m )

Window to front and rear, fitted with a range of wall and base units with wooden tops, butler sink with mixer tap, integrated fridge freezer, dishwasher, space for washing machine, coved ceiling, part tiled walls, radiator, spotlights and ceramic tiled flooring.

### Family Room

Window to front and side, French door to rear garden, stairs to bedroom four, spotlights, two radiators and carpet.

### Bedroom Four

15' 3" x 7' 10" ( 4.65m x 2.39m )

Window to front and rear, radiator and carpet.

### Downstairs Cloakroom

Frosted window to front, fitted with a back to wall wc, wooden top with ceramic sink and mixer tap, spotlights, heated towel rail and ceramic tiled flooring.

### First Floor Landing

Access to loft, radiator, airing cupboard and carpet.

### Bedroom One

10' 9" max x 14' 2" max ( 3.28m max x 4.32m max )

Two windows to rear, fitted wall, radiator and wood laminate flooring.

### En-Suite

Frosted window to rear, fitted with back to wall wc, vanity sink with storage under, shower cubicle, fully tiled walls, radiator and ceramic tiled flooring.

### Bedroom Two

11' max x 10' 9" max ( 3.35m max x 3.28m max )

Window to front, built in cupboard, radiator and wood laminate flooring.

### Bedroom Three

8' 8" x 8' 4" ( 2.64m x 2.54m )

Window to front, radiator and wood laminate flooring.

### Bathroom

Frosted window to side, fitted with a suite comprising a panelled bath with shower over and screen, back to wall wc, vanity sink with storage under, fully tiled walls, radiator and ceramic tiled flooring.

### Outside

#### Rear Garden

Fence enclosed with patio and lawn areas, timber shed, side access gate and flower shrubbery borders.



***view this property online*** [williamhbrown.co.uk/Property/SMK104762](http://williamhbrown.co.uk/Property/SMK104762)



**welcome to**

## **Freelands, Mendlesham, STOWMARKET**

- Beautifully Presented Throughout
- Four Bedrooms
- En-suite, Bathroom & Cloakroom
- Three Reception Rooms
- Enclosed Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SMK104762](http://williamhbrown.co.uk/Property/SMK104762)



Property Ref:  
SMK104762 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**