



Norwich Road, Mendlesham, Stowmarket. IP14 5NW

ABBEY SALES AND LETTINGS are delighted to offer this thatched Grade II listed, detached cottage that has been thoroughly modernised and improved. The property boasts a wealth of period features throughout and sits on a secluded plot of approximately 1/3rd acre (sts). The property consists of entrance porchway, kitchen, living room, two double bedrooms and two bathrooms. It also offers plentiful off road parking, car port, and an additional useful summerhouse. Such an individual property must be seen to be fully appreciated.

£274,995

- TWO BEDROOM DETACHED PERIOD COTTAGE
- STUNNING ONE THIRD ACRE PLOT (sts)
- TWO DOUBLE BEDROOMS
- TWO EN-SUITES
- OFF ROAD PARKING AND CAR PORT



ENTRANCE PORCH

Double aspect windows to side and attractive flooring which leads through to the lobby which in turn connects to the sitting room and kitchen/dining room.

SITTING ROOM

Exposed timber studwork and beams, attractive flooring, window to front and picture window to side. There is feature open fireplace with an exposed brick hearth (not tested).

KITCHEN/DINING ROOM

Recently refitted the kitchen boasts a range of wall mounted and base level units under square edge worktops and primarily consisting of drawer units with inset four ring electric hob with extractor hood

over. There is an inset sink with drainer and filtered mixer tap over. Hotpoint drawer style fridge, cupboard housing floor standing oil fired central heating boiler. Timber stable door to rear garden and a further door to internal lobby.

MASTER BEDROOM

With exposed beams and studwork and window to side. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Features a white three piece suite consisting of corner shower cubicle, pedestal wash hand basin and low level WC. The floors are tiled and there is half height timber panelled walls with brick style tiling above. Window to rear.

BEDROOM TWO

Has a range of built in wardrobe and fitted storage cupboards. Exposed studwork and beams. Window to side.

FAMILY BATHROOM

Consists of a white three piece suite comprised of free standing roll-edge white bath with central mixer tap and shower attachment. Pedestal wash hand basin and low level WC. Tiled floor and half height wooden panelled walls, the remainder being brick style tiling. Extractor fan and window to rear.

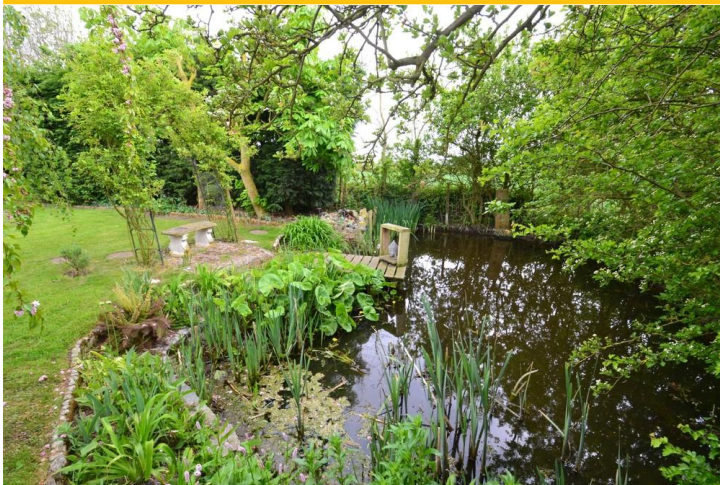
EXTERNALLY

A large hard standing driveway leads to timber double gates and the gravelled parking area at the front of the property and by a separate gate to the

cart lodge with workshop to its rear.

The rear garden can be accessed via either side of the property and is predominantly laid to lawn and enclosed by a combination of mature hedgerow and trees. The garden is subdivided into a number of areas including an attractive circular seating area, a more formal dining pergola, attractive pond, vegetable patch and a variety of other formal beds and shrubs.

There is a summer house, currently used as an art studio which can be put to a variety of uses. In addition there is a wood store and utility space attached to opposing ends of it with a loft access hatch.



Tenure

Freehold

Council Tax Band

C

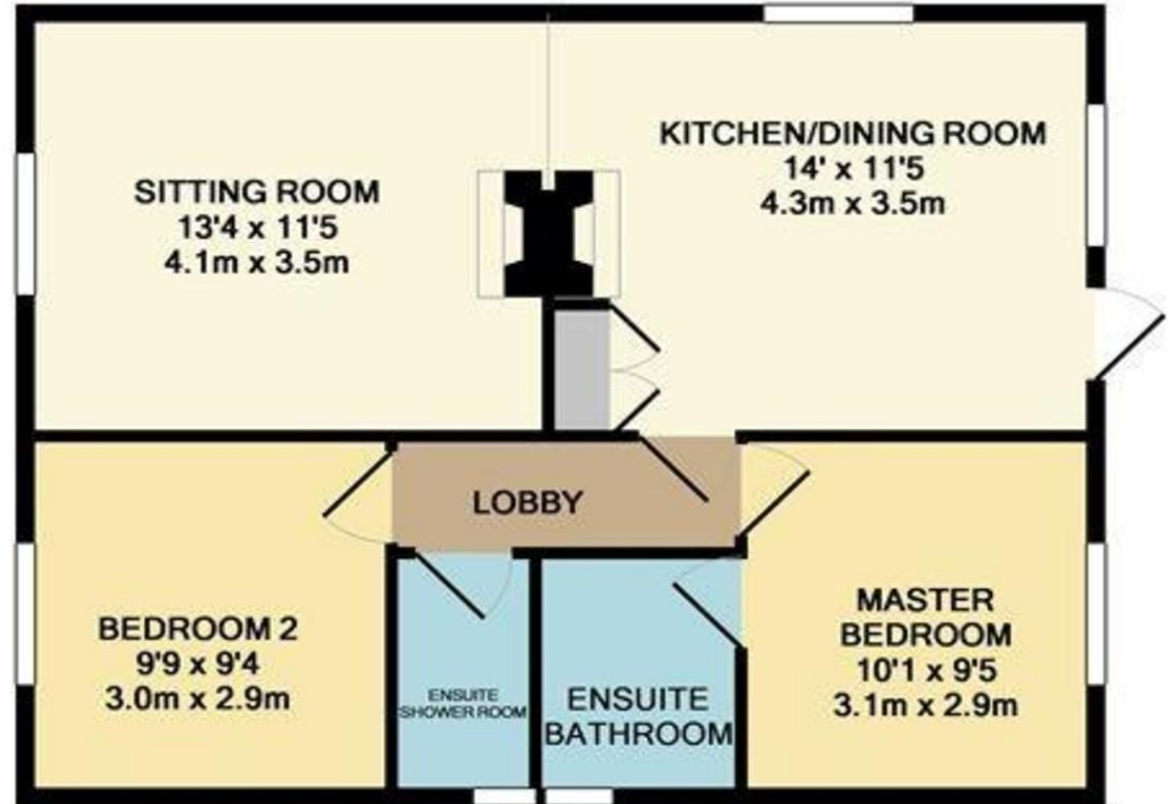
Viewing Arrangements

Strictly by appointment

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