



Mayfield Way, Mendlesham  
£300,000

## Mendlesham

Situated at the end of a quiet cul-de-sac in the highly regarded village of Mendlesham, this beautifully presented family home offers generous, well-proportioned accommodation and is presented in excellent decorative order throughout.

The property is entered via a welcoming hallway leading to a spacious sitting room, providing a comfortable and inviting space for everyday living. A separate dining room offers an ideal setting for family meals and entertaining, while the well-appointed kitchen is both stylish and practical, perfectly suited to modern living.

To the first floor are three double bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, making the layout particularly well suited to family life.

Externally, the property enjoys a good-sized, established south-facing rear garden, creating a bright and sunny outdoor space that will particularly appeal to buyers who enjoy entertaining, outdoor dining, and hosting friends and family throughout the warmer months. Further benefits include a garage and off-road parking, oil-fired central heating, and a peaceful village setting with convenient access to local amenities.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this attractive home has to offer.





- DETACHED 3 BEDROOM PROPERTY
- QUIET CUL-DE-SAC LOCATION
- EN-SUITE TO PRIMARY
- GARAGE AND OFF-ROAD PARKING
- BEAUTIFULLY PRESENTED
- SOUTH FACING REAR GARDEN

Mendlesham is a highly regarded and well-served village located in the heart of the Suffolk countryside, offering an attractive balance of rural charm and everyday convenience. The village benefits from a strong sense of community and a range of local amenities including a village shop, post office, public house, primary school, village hall and recreational facilities, making it particularly appealing to families and those seeking village life without isolation.

Surrounded by open countryside, Mendlesham provides excellent opportunities for walking, cycling and enjoying the outdoors, while remaining well connected. The nearby market towns of Stowmarket, Debenham and Needham Market offer a wider selection of shops, restaurants and services. Stowmarket provides a mainline railway station with direct services to London Liverpool Street, making the village a practical choice for commuters.

The area is well known for its attractive scenery, traditional Suffolk villages and historic market towns, while offering good road links to Ipswich, Bury St Edmunds and the A14, ensuring easy access across the region



**IMPORTANT INFORMATION:**  
Tenure - Freehold  
Council Tax - Band C  
Services Connected - Mains  
Electric/Water/Drainage  
Heating - Oil via boiler  
Mobile Availability - Vodafone 81%, EE 74%, 3 71%, O2 61%  
Broadband Availability - Superfast is available



Section 21 Disclosure - The seller of this property is related to an employee of Chamberlain Phillips Property Agents.

## Floor Plan

Approximate Gross Internal Area

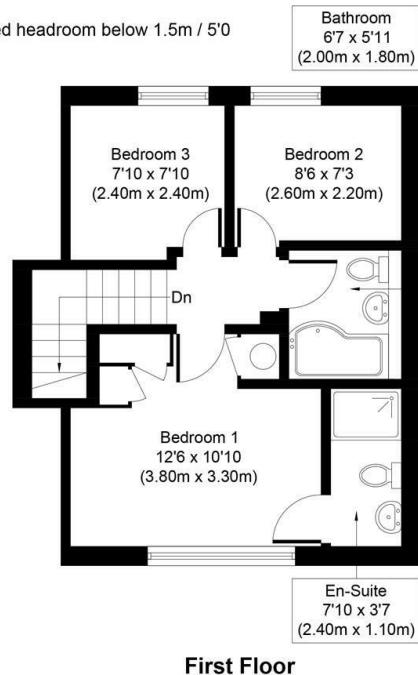
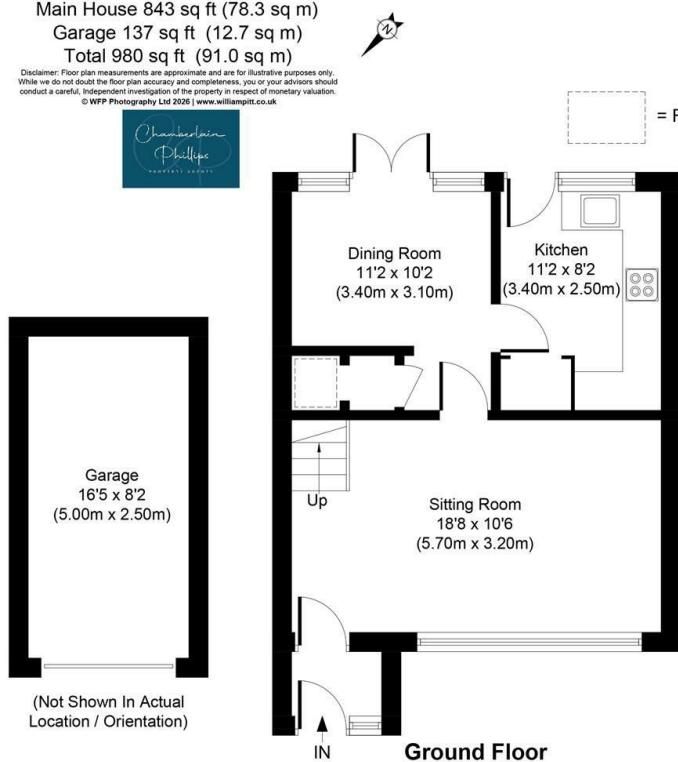
Main House 843 sq ft (78.3 sq m)

Garage 137 sq ft (12.7 sq m)

Total 980 sq ft (91.0 sq m)

Disclaimer: Floor plans are approximate and are for illustrative purposes only. While we do not make the floor plans, we accept no responsibility for any inaccuracies. Intending purchasers should conduct a careful, independent investigation of the property in respect of monetary valuation.

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## Area Map



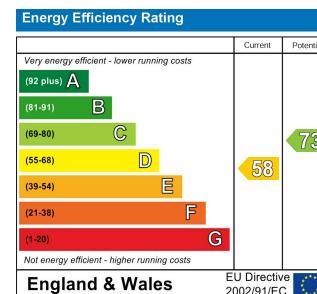
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold