



3 The Sidings, Mendlesham

Stowmarket



Minors & Brady

3 The Sidings

Mendlesham, Stowmarket

A home that immediately feels welcoming, this three-bedroom semi-detached property in Mendlesham offers modern comfort, a generous garden and the ease of village living within reach of Stowmarket. With two years of NHBC warranty remaining, a bright kitchen-breakfast room, a comfortable living space and three well-arranged bedrooms including an ensuite master, it suits first-time buyers, young families and investors looking for a reliable, low-maintenance home. The west-facing garden and off-road parking add everyday practicality, while the setting offers a calm pace of life with excellent local connections.

Agents Notes

Freehold.

Maintenance fee: £160 ×2 (New build companies).

Management company: Station Fields Residents Management.

Connected to mains water, electricity and drainage.

Calor gas heating system.





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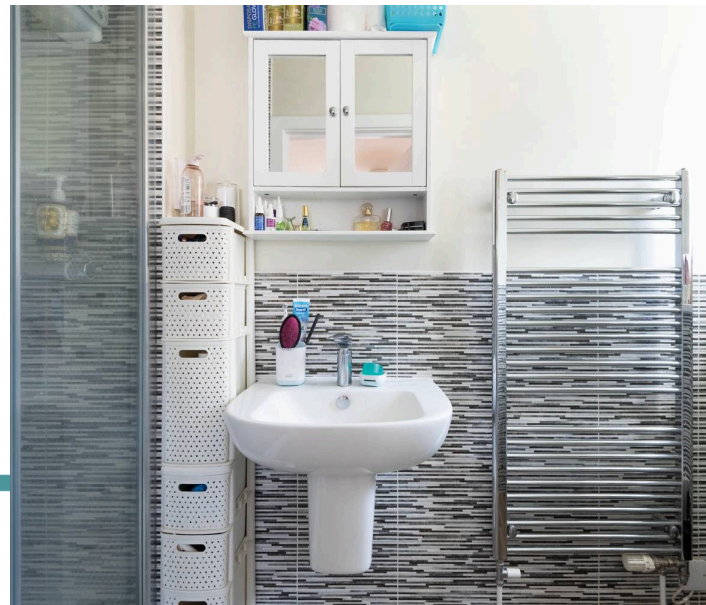
3 The Sidings

Mendlesham, Stowmarket

Mendlesham

The Sidings sits on the edge of Mendlesham, a well-connected Suffolk village surrounded by open countryside and a network of small, characterful communities. Its setting offers a balance of rural calm and everyday convenience: Mendlesham is close to Stowmarket (about 6 miles), with Debenham, Eye, Brockford and Wetheringsett forming the immediate local network of villages. The village itself has a practical set of amenities including a community-run shop, a pub, a primary school, a village hall, sports facilities and regular local events, giving it a lived-in, grounded feel without being busy.

For day-to-day shopping, the closest supermarkets are in Stowmarket, including Tesco, Asda and Lidl, all within a short drive. Families have access to well-regarded schools: Mendlesham Primary in the village, Debenham High School a few miles away, and further options in Stowmarket and Eye. Transport links are straightforward: the A140 and A14 are easily reached for routes toward Ipswich, Norwich and Bury St Edmunds, while Stowmarket station provides direct rail services to London Liverpool Street and Cambridge. The lifestyle here is defined by space, quiet roads, walking routes, and a strong sense of local identity, ideal for anyone wanting rural Suffolk living with reliable access to larger towns and commuter links.



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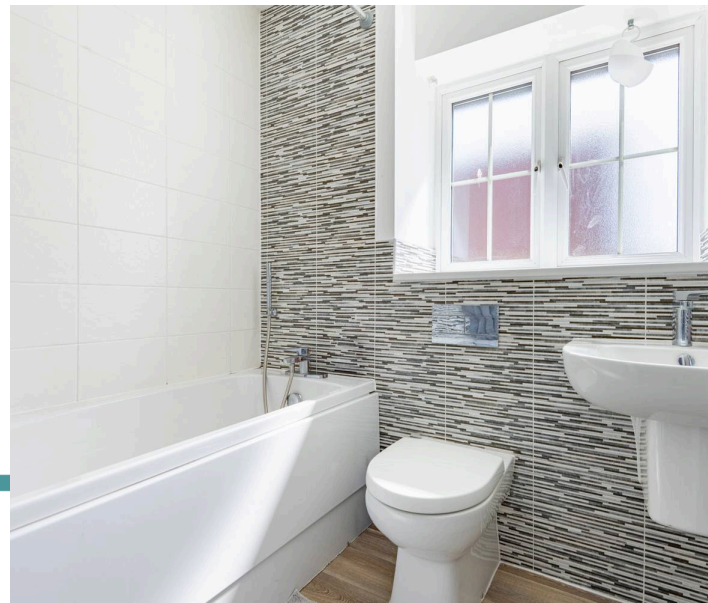
Mendlesham, Stowmarket

A modern village home with two years of NHBC warranty remaining, well suited to first-time buyers, young families and those seeking a dependable investment opportunity.

Set within the popular village of Mendlesham, this well-presented three-bedroom semi-detached property offers a calm, contemporary setting with excellent access to Stowmarket and the wider Suffolk countryside. The house has been thoughtfully arranged to support everyday living, combining modern comfort with practical spaces and a generous garden that enhances the sense of openness.

The entrance hall provides an inviting introduction to the home, leading into a series of well-considered rooms. At the front, the kitchen-breakfast room offers a bright and sociable environment, with fitted cabinetry and generous work surfaces that make it ideal for cooking, casual dining and daily routines.

To the rear, the living room enjoys views across the garden. Wide glazing or French doors allow natural light to fill the space and create an easy connection to the outdoors, making this a comfortable setting for relaxing, hosting or simply enjoying the quieter pace of village life.



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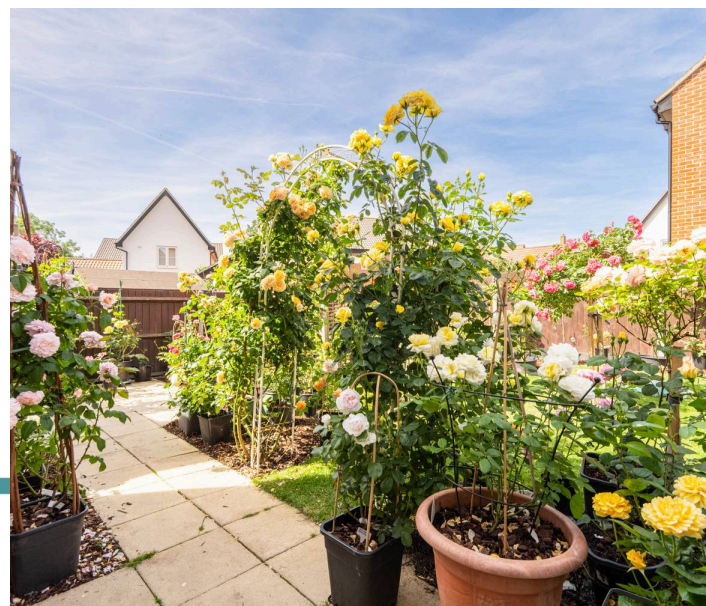
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Upstairs, the property provides three well-proportioned bedrooms arranged to offer flexibility for different needs. The master bedroom benefits from its own ensuite shower room, adding convenience and privacy. A second double bedroom offers generous space for guests, children or a home office, while the third bedroom works well as a nursery, study or dressing room. A modern family bathroom serves remaining bedrooms, comprising of a three-piece suite.

The west-facing rear garden offers a generous and private outdoor setting, ideal for summer dining, children's play or further landscaping for those who enjoy gardening. Its orientation ensures long afternoon and evening light, allowing the garden to feel like a natural extension of the living space. Off-road parking to the side of the property provides everyday practicality for residents and visitors.

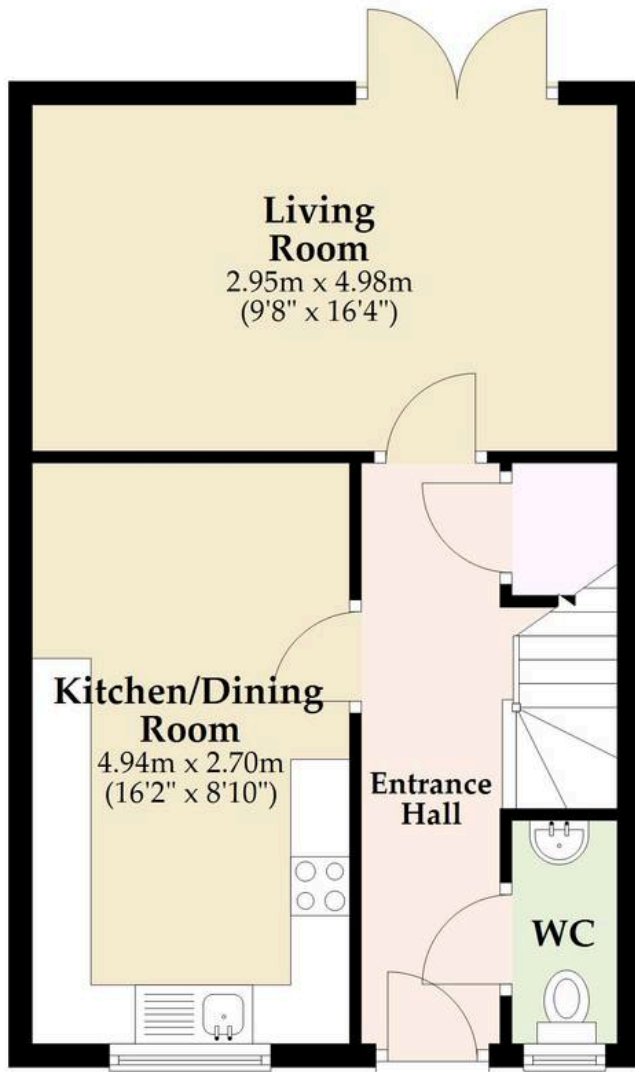
This is a modern, low-maintenance home in a village known for its community feel and strong connections to Stowmarket's amenities and transport links. With remaining NHBC warranty, a practical layout and a generous garden, it presents an appealing opportunity for first-time buyers, families or investors seeking a well-located property in a desirable Suffolk setting.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

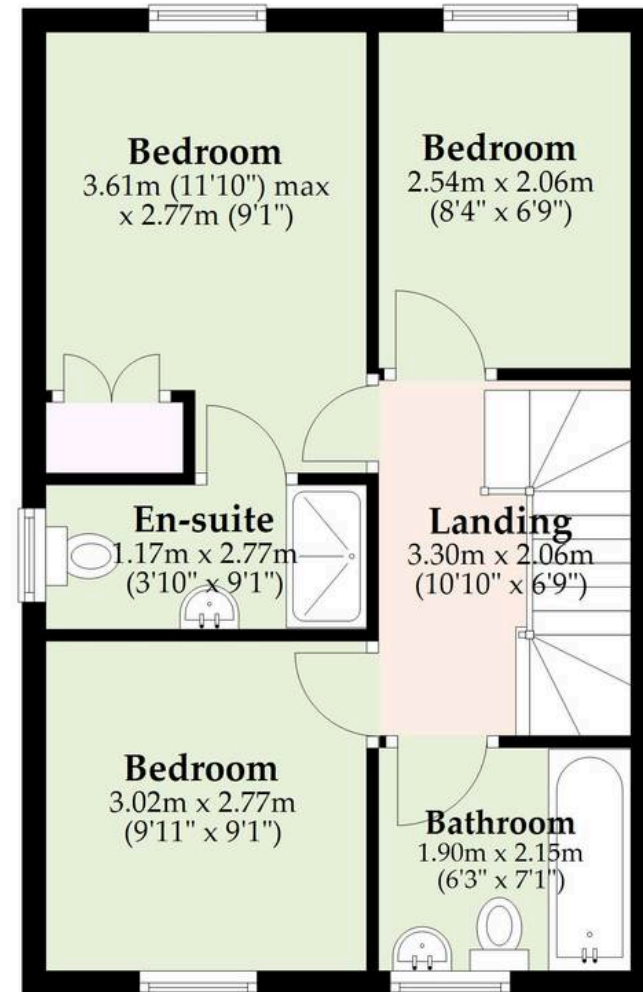
Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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