



12 Mayfield Way, Mendlesham

Minors & Brady



12 Mayfield Way

Mendlesham, Stowmarket

Generous living spaces, a light-filled conservatory, established gardens and a sought-after village cul-de-sac setting come together beautifully in this welcoming detached home.

Occupying a desirable position within the popular village of Mendlesham, the property offers a lifestyle centred around comfort and flexibility, with spacious reception areas that flow effortlessly from one room to the next. The impressive conservatory is flooded with natural light and extends the living accommodation perfectly, creating an inviting space for relaxing, entertaining or simply enjoying views of the garden throughout the year. Outside, the enclosed rear garden provides a variety of areas to unwind, while a detached garage and driveway add practical appeal. With three well-proportioned bedrooms, a generous principal bedroom with built-in storage and a layout ideal for modern family living, this is a home that immediately invites you to explore further.



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12 Mayfield Way

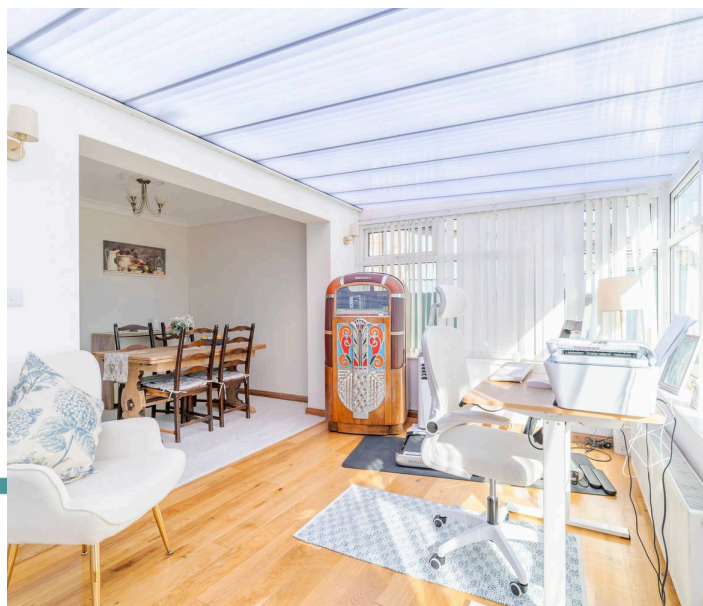
Mendlesham, Stowmarket

Mayfield Way is situated within the Suffolk village of Mendlesham, a well-established community that combines village living with convenient access to nearby market towns. Popular with families, professionals and retirees, the village offers a range of everyday amenities whilst enjoying a peaceful rural setting surrounded by open countryside.

The village benefits from a selection of local facilities including a village shop and post office, primary school, public house, medical services and community amenities. Mendlesham Community Primary School is located within the village itself, while Hartismere School in Eye is approximately 7 miles away and serves as one of the area's principal secondary schools. For a wider range of shopping, dining and leisure facilities, Stowmarket lies around 8 miles to the south, offering supermarkets, independent retailers, cafés, restaurants and a range of everyday services.

Mendlesham is well placed for enjoying the Suffolk countryside, with a network of footpaths and quiet country lanes ideal for walking, cycling and outdoor recreation. The surrounding villages and historic market towns provide plenty to explore throughout the year, contributing to the area's relaxed and community-focused lifestyle.

For commuters, the village offers convenient access to the A140, linking Norwich and Ipswich. Stowmarket railway station is approximately 8 miles away, providing direct rail services to London Liverpool Street, Cambridge and Norwich, making the village an attractive option for those seeking a rural setting with practical transport connections. Combining practical amenities, strong community appeal and excellent connectivity, Mayfield Way offers an ideal balance of rural living and everyday convenience.





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Occupying a desirable position within a village cul-de-sac in the popular Suffolk village of Mendlesham, this detached three-bedroom home presents an excellent opportunity for buyers seeking well-balanced accommodation, generous outside space and a practical layout ideal for modern family living.

A pathway through the lawned front garden leads to the entrance door, opening into a welcoming entrance hall that provides access to the principal ground-floor accommodation. The home immediately offers a sense of space and practicality, with a layout designed to accommodate both everyday living and entertaining.

The main reception room is positioned to the front of the property and serves as a comfortable and inviting living space. A large window allows natural light to pour in, creating a bright atmosphere throughout the day, while neutral décor and fitted carpeting enhance the room's welcoming appeal. The generous proportions provide ample space for a range of furnishings, making it an ideal setting for relaxing with family or hosting guests. An attractive archway creates a natural flow through to the adjoining dining room.

Positioned centrally within the home, the dining room provides an excellent space for both formal dining occasions and everyday family meals. Thoughtfully placed between the living room, kitchen and conservatory, it forms a practical hub linking the principal areas of the property. Its versatile layout offers flexibility for a variety of lifestyles and furnishings.



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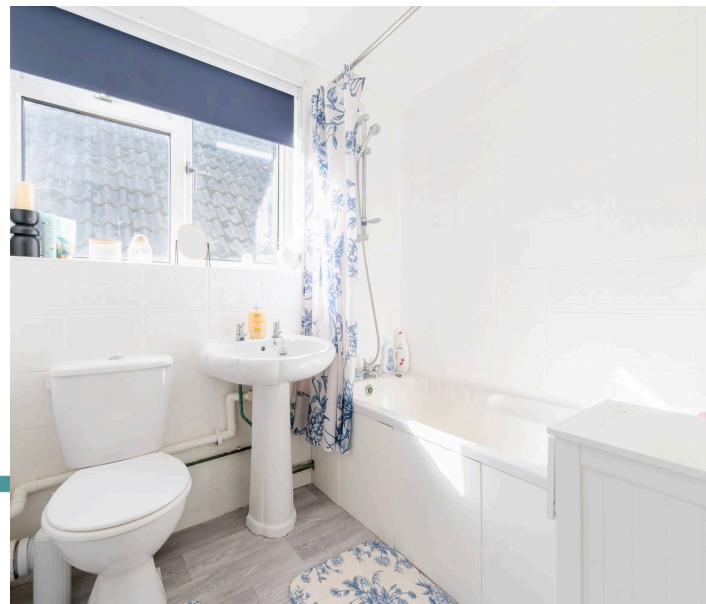
Mendlesham, Stowmarket

The kitchen is well appointed with a range of fitted base and wall-mounted units, providing ample storage and preparation space. An integrated oven, electric hob and extractor canopy offer convenience for day-to-day cooking, while a useful built-in storage cupboard provides excellent pantry potential. Easy-to-maintain flooring and practical finishes complete this functional space, which is perfectly suited to modern family requirements.

A particular highlight of the property is the impressive conservatory, which significantly enhances the ground-floor accommodation. Flooded with natural light and enjoying pleasant views across the garden, this versatile room offers a wealth of possibilities, whether utilised as an additional sitting area, home office, playroom or garden room. French doors open directly onto the rear patio, creating an excellent connection between indoor and outdoor living. The conservatory also benefits from a useful utility area and a conveniently positioned cloakroom fitted with a WC and wash basin.

The first-floor continues to impress with three well-proportioned bedrooms and the family bathroom. The landing provides access to all rooms and contributes to the light and airy feel found throughout the home.

The principal bedroom is a particularly generous double room overlooking the front garden. Tastefully presented in neutral tones, it benefits from extensive built-in storage, ensuring excellent practicality while maintaining a spacious feel. This comfortable room provides a peaceful setting for rest and relaxation.



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The remaining bedrooms enjoy rear-facing aspects and offer flexible accommodation to suit a variety of needs. Bedroom two is ideal as a guest room, child's bedroom or home office, while bedroom three provides another comfortable bedroom with plenty of natural light and space for a range of furniture arrangements. Together, the three bedrooms make this property highly adaptable for growing families or those working from home.

Serving the first-floor is a well-maintained family bathroom, fitted with a modern three-piece suite comprising a bath with shower over, wash basin and WC. Attractive tiling and practical finishes create a clean and contemporary feel.

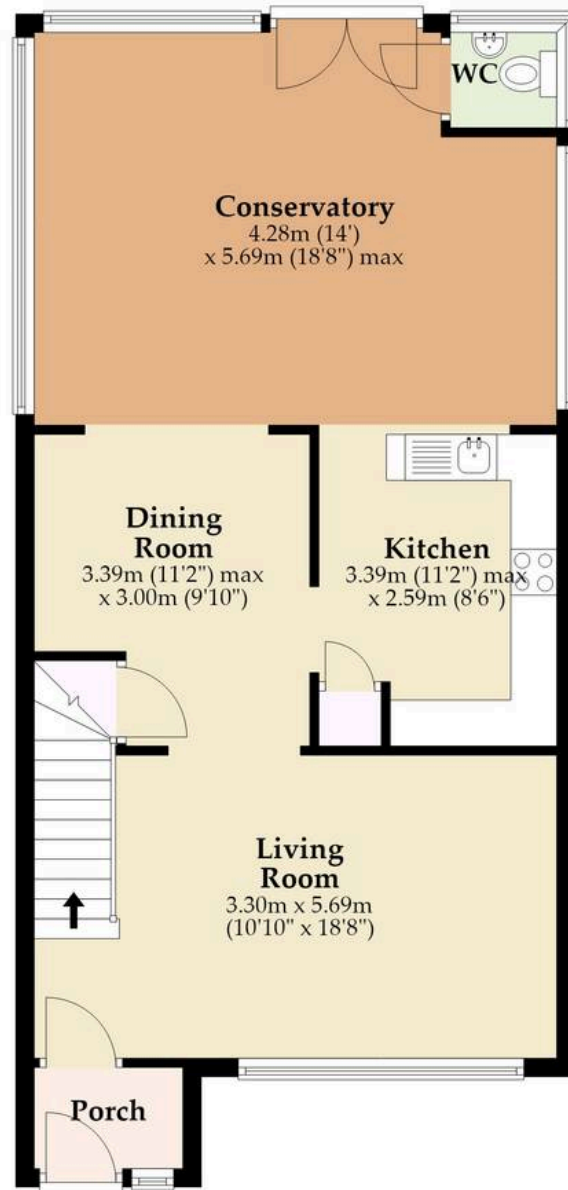
Outside, the property continues to impress. The front garden is predominantly laid to lawn, creating an attractive approach to the home, while gated side access leads to the rear garden. The enclosed rear garden has been thoughtfully arranged to provide several areas for relaxing and entertaining. A generous patio adjacent to the conservatory offers the perfect setting for outdoor dining, while additional shingle and seating areas provide further versatility. Decking creates another enjoyable outdoor space, and a number of useful outbuildings offer excellent storage options. The garden presents plenty of potential for keen gardeners while remaining manageable and well presented.

Completing the property is a detached single garage and driveway parking, accessed from the rear of the garden, providing valuable off-road parking and additional storage.

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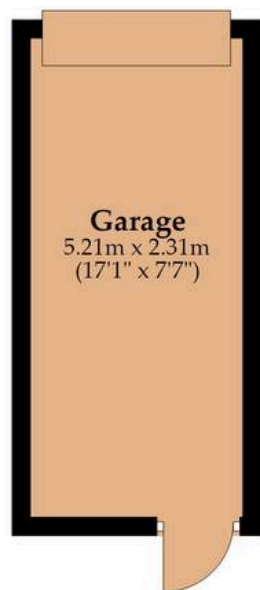
Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



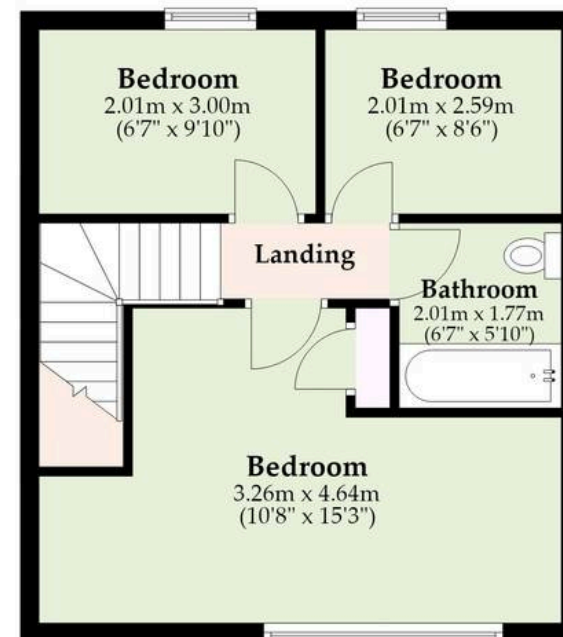
Garage

Approx. 12.1 sq. metres (129.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 114.3 sq. metres (1230.7 sq. feet)

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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.

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