



Withersdale Street, Mendham, Harleston

Guide Price £575,000 - £600,000 Freehold

Energy Efficiency Rating : C

- ✓ 2013 Built Substantial Detached Home
- ✓ Approx. 1980 Sq ft (stms)
- ✓ Beautiful Bespoke Characterful Finish
- ✓ Hall Entrance with Cloakroom & Utility
- ✓ Layout Sitting Room with Exposed Timber Beams
- ✓ Stunning Open Plan
- ✓ Re-fitted Hand Crafted Kitchen
- ✓ Approx. 1/4 Acre Plot (stms)

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
&
WATSON**



NO CHAIN. Blending CONTEMPORARY OPEN PLAN LIVING and a CHARACTERFUL FINISH with EXPOSED TIMBER BEAMS and MULLION WINDOWS, over 1980 Sq ft (stms) of accommodation can be found inside, with the property enjoying a 0.25 ACRE PLOT (stms) - backing onto OPEN FIELDS. With UNDER FLOOR HEATING across the ground floor, the WELCOMING HALL ENTRANCE offers a GALLERIED LANDING, and views across the ADJACENT FIELDS. Doors lead to the cloakroom and utility room, with the main living space beyond. Open plan in layout, the KITCHEN/DINING ROOM flows into the sitting room, with a FEATURE WOOD BURNER and VAULTED CEILING with exposed timber beams. The HAND CRAFTED KITCHEN includes a CENTRAL ISLAND, with a SLIDE and HIDE oven, and QETTLE BOILING WATER TAP. Bi-folding doors open to the REAR PATIO, with the EYE DRAWN the full length of the garden to the fields beyond. Upstairs, THREE DOUBLE BEDROOMS lead off the GALLERIED LANDING, with an EN SUITE and SHOWER ROOM.

LOCATION

Ideally situated within the village of Mendham, the property is a short drive to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

DIRECTIONS

You may wish to use your Sat-Nav (IP20 0JG), but to help you...From the centre of Harleston proceed out of the town towards Diss. Turn left as signposted Halesworth and Fressingfield, proceed under the bypass and at the crossroads turn left as signposted Halesworth, continue along this road into Withersdale Street, where the property can be found on the left hand side, as indicated by our For Sale board.

A shingled frontage with well stocked beds lead the eye to the hand crafted front door, whilst open fields can be found opposite.

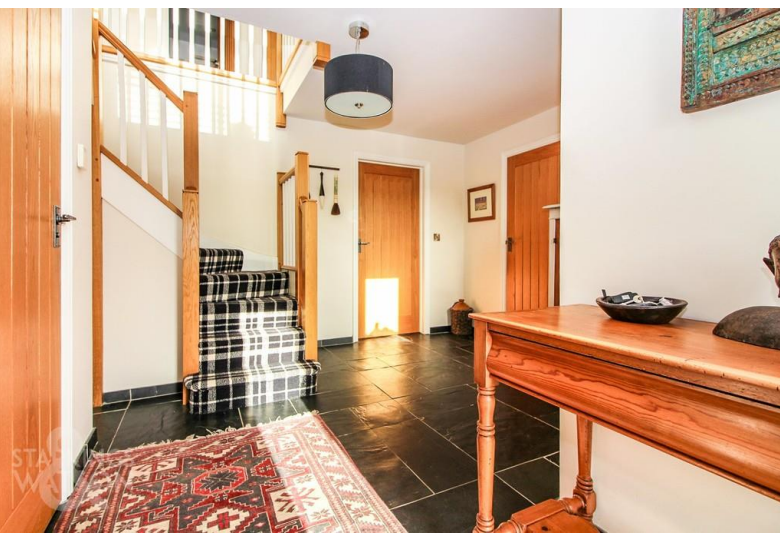
Entrance door to:

ENTRANCE HALL

Tiled flooring with underfloor heating, double glazed window to front x2, thermostat heating control, stairs to first floor landing, built-in storage cupboard, cloaks storage space, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, tiled flooring with underfloor heating, obscure double glazed window to side, smooth ceiling with recessed spotlights and extractor fan.



UTILITY ROOM

9' 1" x 5' 1" Max (2.77m x 1.55m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, space for washing machine, tiled flooring with underfloor heating, double glazed window to front, door to side, water softener, hot water tank, electric air source heating system, smooth ceiling, Remove and drainer unit.

DINING ROOM

17' 5" x 13' 5" Max (5.31m x 4.09m) Tiled flooring with underfloor heating, double glazed window to side, thermostat heating control, smooth ceiling with recessed spotlights and vertical timber beams, open plan to kitchen/breakfast room, opening to:

SITTING ROOM

21' 7" x 16' Max (6.58m x 4.88m) Constructed using a complete timber frame of an old barn, the open plan nature and warmth of the exposed timber creates a fantastic calming space. Cast iron wood burner with tiled hearth and timber beam, tiled flooring with underfloor heating, window to side, window to rear x4, television and telephone points, smooth vaulted ceiling with exposed timber beams.

KITCHEN/BREAKFAST ROOM

19' 7" x 14' 2" Max (5.97m x 4.32m) Bespoke hand crafted fitted range of wall and base level units with solid wood work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, central island, inset electric ceramic induction hob and extractor fan over, built-in eye level electric slide and hide oven, integrated dishwasher, space for American style fridge/freezer, space for breakfast table, tiled flooring with underfloor heating, double glazed window to front, double glazed window to side, double glazed bi-folding doors to rear, thermostat heating control, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

With a contrasting banister and hand rail, opening to a large landing area with panoramic field views, with wood flooring, vertical radiator x2, double glazed window to front with shutters, double glazed window to side x2 with shutters, thermostat heating control, smooth vaulted ceiling with feature glazed apex, doors to:

DOUBLE BEDROOM

12' 10" x 8' 11" (3.91m x 2.72m) Fitted carpet, radiator, double glazed window to front, smooth ceiling with loft access hatch.

DOUBLE BEDROOM

13' 1" x 9' 8" (3.99m x 2.95m) Ready for flooring, vertical radiator, double glazed window to rear, smooth ceiling.







SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage drawer under and mixer tap over, double shower cubicle with electric shower and glazed shower screen, tiled splash backs, shaver point, tiled flooring, radiator, double glazed window to rear, smooth ceiling with recessed spotlights and extractor fan.

DOUBLE BEDROOM

19' 7" x 14' 7" Max (5.97m x 4.44m) Fitted carpet, radiator, double glazed window to side, double glazed window to rear, television point, range of built-in bedroom furniture, smooth ceiling with recessed spotlights, door to cloakroom, opening to:

EN SUITE

Three piece suite comprising pedestal hand wash basin and mixer tap over, free standing rolled top bath with mixer shower tap, double shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, tiled flooring, vertical radiator x2, obscure double glazed window to side, smooth ceiling with recessed spotlights and extractor fan.

CLOAKROOM

Low level W.C, tiled flooring, radiator, obscure double glazed window to front, smooth ceiling with recessed spotlights.

OUTSIDE

The rear garden offers a fully landscape and well stocked garden, extending down to the fields beyond. The bi-folding doors open to a raised patio, with a step to the shingled seating area, with well planted borders. Gated access leads to the front, whilst a path leads to the main lawn. Further seating can be found to the right, with fenced boundaries and hedging running either side. A storage shed and workshop shelter a working garden, with various vegetable beds, and a raised decked seating area beyond - the perfect vantage point for the views over the valley.

LOFT STORAGE ROOM

Fitted carpet, ready for flooring, radiator x2, velux window to rear x2, built-in storage cupboard.

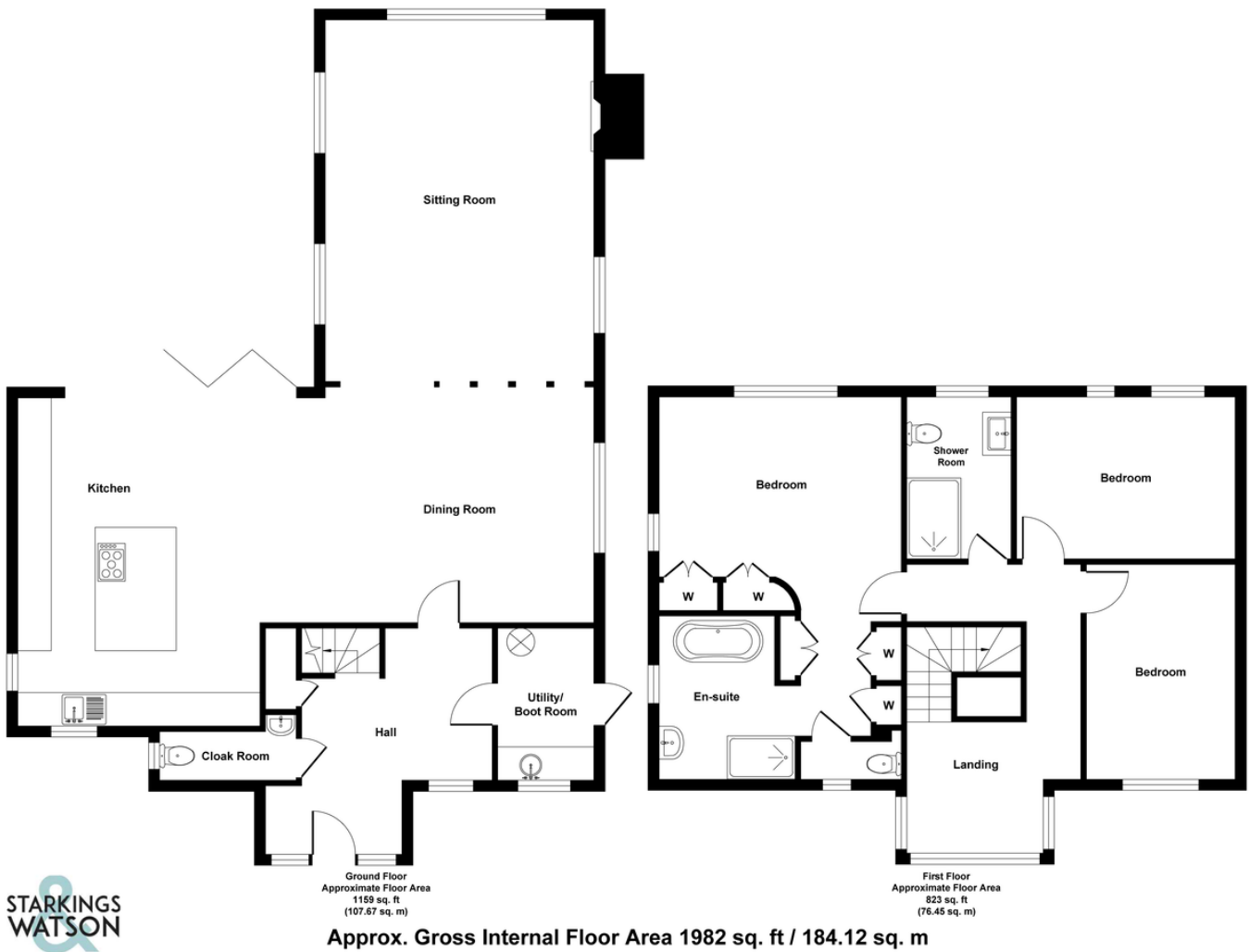
WORKSHOP

21' x 6' 8" (6.4m x 2.03m) Window to side, door to front, power and lighting.

LEAN TO STORAGE

42' x 19' 4" (12.8m x 5.89m) Door to front, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP
01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson, Company Registration Number 10386501
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
VAT Registration Number 253 994 172