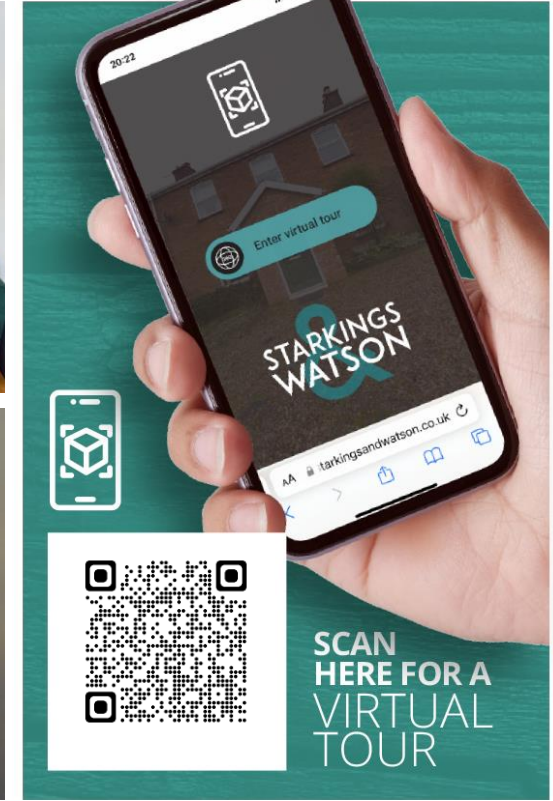


MENDHAM LANE Harleston IP20 9DN

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Newly Built Detached Family Home
- Open Plan Family Living
- Modern Fitted Kitchen & Utility
- Four Double Bedrooms Over Two Floors
- Three Bathrooms & W/C
- Private Gardens, Driveway & Garage
- Underfloor Heating & Energy Efficient

IN SUMMARY

NO CHAIN. Built only 4 years previous, this DETACHED MODERN and EFFICIENT FAMILY HOME offers plenty of family friendly accommodation over THREE FLOORS. The property benefits from an EPC RATING of B as well as gas fired UNDERFLOOR HEATING to the ground floor. The accommodation extends to approximately 1600 Sq. ft (stms) comprising an entrance hallway with W.C, study, OPEN PLAN KITCHEN/DINING ROOM and SITTING ROOM - all of which link together and open onto the rear garden. There is also a useful utility room off the kitchen. On the first floor there are THREE DOUBLE BEDROOMS, an EN-SUITE and FAMILY BATHROOM. On the second floor you will find the main bedroom with another EN-SUITE and walk-in WARDROBE/STORE ROOM. Externally, there are private rear gardens, single garage, studio/summerhouse and DRIVEWAY PARKING.

SETTING THE SCENE

Approached via the paved driveway providing ample driveway parking leading to the attached single

garage and gated side access leading to the rear garden. There is a pathway and front shingled garden leading to the covered main entrance door to the front.

THE GRAND TOUR

Entering the property via the covered entrance into the main hallway you will find access to the first floor with W.C and useful study to the front - the perfect space for home working. The rest of the ground floor space is essentially open plan with a modern fitted kitchen offering ample cupboard storage, solid wood work surfaces, integrated dishwasher and eye level electric double oven as well as an electric ceramic hob with extractor fan over. The kitchen is open plan to the dining area which also has French doors opening onto the rear garden. Also off the kitchen is the utility room with further storage and space for white goods as well as side access to the driveway. The dual aspect sitting room is semi open plan to the kitchen/dining area and all is linked together with a lovely wood effect flooring running throughout. Leading up to the first floor you will find three bedrooms on this level. To the right there is a large double bedroom with built-in storage and a dual aspect, and well fitted en-suite shower room. There are then two further bedrooms, one to the rear and another to the front as well as a modern family bathroom serving both bedrooms. Leading up to the second floor landing there is a large walk-in wardrobe or store room to the right, and a double bedroom to the left which benefits from another en-suite shower room.



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Bungay Office on **01986 490590**



THE GREAT OUTDOORS

The private and enclosed rear garden is well kept and provides a private space for all the family to enjoy. The garden has a large paved terrace with covered pergola over ideal for outside dining. There is then a nice lawn area leading to a large decked terrace with timber built studio beyond. From the other side of the garden there is gated access to the front driveway and a personnel door leading into the garage with power and light and storage over.

OUT & ABOUT

Ideally situated close 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 and shops 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.

FIND US

Postcode : IP20 9DN

What3Words : ///directors.crumbles.slimming

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a communal service charge for the upkeep of shared green space, in the region of £190 PA.

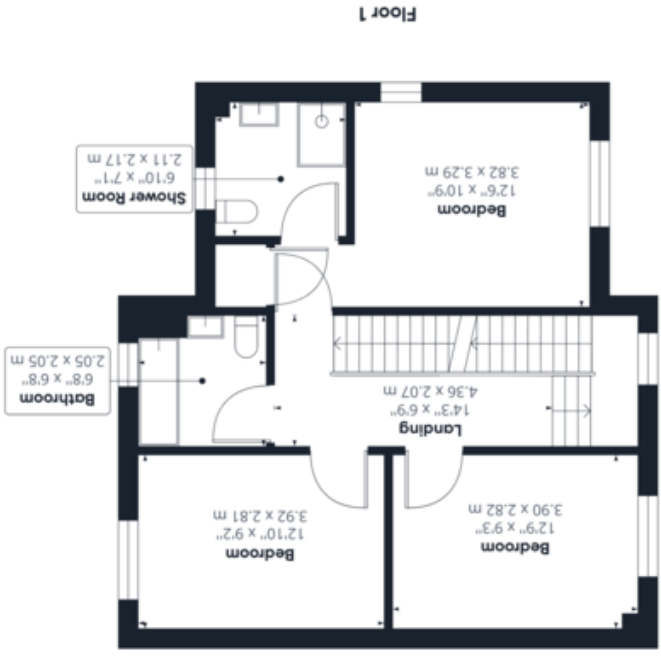
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Reduced headroom
53.83 ft²
5.00 m²

Approximate total area (1)
1622.92 ft²
150.77 m²