

WITHERSDALE ROAD

Mendham, Harleston IP20 0JB

Freehold | Energy Efficiency Rating : B

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FOR SALE PROPERTY



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- No Chain!
- Detached New Build
- Small Exclusive Development
- Built to a High Specification
- Impressive Open Plan Reception & Kitchen
- Two Generous Double Bedrooms
- Landscaped Rear Garden Backing onto Fields
- Driveway Parking & Garage

IN SUMMARY

NO CHAIN! nestled QUIETLY on the edge of this WAVENEY VALLEY VILLAGE within a small and exclusive development of just SIX PROPERTIES, the bungalow on offer was only built just over a year ago and offers MODERN OPEN PLAN LIVING and CONVENIENCE at its finest. With internal accommodation in excess of 1400 SQ FT (stms) on offer, efficient AIR SOURCE UNDERFLOOR HEATING, stylish kitchen, tiled flooring and landscaped garden backing onto OPEN FIELDS, the property is rather special. Internally you will find a central welcoming hallway with W/C, TWO GENEROUS DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM and family bathroom. There is then a very impressive open plan KITCHEN/DINING/SITTING room with the addition of a utility room as well. Externally, there are two tiered landscaped gardens with fields beyond as well as DRIVEWAY PARKING and a SINGLE GARAGE.

SETTING THE SCENE

Approached via the hard standing driveway shared with the neighbouring properties which in turn leads

to the off-road parking driveway to the front of the bungalow and the single attached garage. The main entrance door can be found to the front and is partially covered. There is also a small area of lawn to front in addition.

THE GRAND TOUR

Entering via the main entrance door into the central hallway you will find the w/c as well as two built in storage cupboards and beautiful stone tiled flooring with underfloor heating running throughout the property. The main bedroom is the first room on the right with dual aspect and built in blinds. The main bedroom benefits from an en-suite shower room whilst on the other side of the hallway is the second double bedroom also with built in blinds. There is then the main family bathroom accessed from the main hallway. The open plan reception space comprises of kitchen, dining and sitting areas. The high specification kitchen has been well fitted with a shaker style units and Quartz worksurfaces. There are integrated appliances including double eye level electric oven, induction hob with extractor fan over, dishwasher and fridge/freezer as well as a large island unit with breakfast bar. The tiled floor continues throughout the open plan space with the sitting room and dining area opening onto the rear garden via bi-folding doors. Accessed from the kitchen there is a useful utility room with cupboard storage, a separate sink and space for white goods as well as a built-in airing cupboard and access to the integral garage. The garage offers an electric roller door to the front, power and light and storage above as well as door to



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the rear garden. The property benefits from underfloor air source heating and uPVC double glazing as well as mains drainage.

THE GREAT OUTDOORS

The landscaped rear garden is a wonderful space set over two levels with a large paved terrace leading directly from the bi-folding doors in the sitting room. The terrace provides plenty of space for table and chairs and is ideal for outside entertaining as well as giving access to the rear of the garage. There are then steps up to the top level which is laid to lawn overlooking fields beyond. The main part of the garden is a real blank canvas and is enclosed in part with timber fencing.

OUT & ABOUT

The property is located within Mendham 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.

FIND US

Postcode : IP20 0JD

What3Words : ///conspired.outcasts.inclined

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the driveway/approach is shared with joint responsibility between the 6 residents on the development. The property is heated via underfloor air source heating.

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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GIRAFFE360
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(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1464.12 ft²
 136.02 m²

