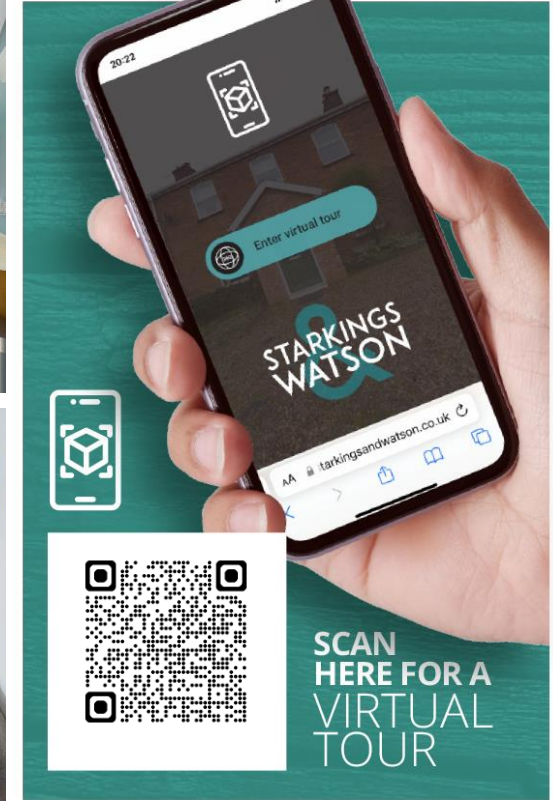


# MENDHAM LANE Harleston IP20 9DW

Freehold | Energy Efficiency Rating : A

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

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# STARKINGS & WATSON

- Motivated Vendor & Complete Chain!
- Presented In Excellent Order
- Three Bedroom Home
- Sitting Room & Separate Kitchen/Diner
- Two Bathrooms & W/C
- Sunny & Private Landscaped Garden
- Off Road Parking & Garage
- Well Located For Town Centre

#### IN SUMMARY

MOTIVATED VENDOR with a COMPLETE CHAIN! This WONDERFULLY PRESENTED THREE BEDROOM HOME offers a turn key proposition for a wide range of possible purchasers including FIRST TIME BUYERS and BUY TO LET INVESTORS. The house benefits from LANDSCAPED SOUTH WESTERLY GARDENS and OFF ROAD PARKING to the rear as well as SOLAR PANELS subsidising the electricity. Internally you will find a HALL ENTRANCE with W/C, sitting room to the front and MODERN KITCHEN/DINING ROOM to the rear. On the first floor there are THREE AMPLE BEDROOMS with a recently re-fitted en-suite shower room to the master as well as further family bathroom. The property is very well located for the town centre of Harleston with a wide range of local amenities and well as benefiting from an EPC RATING of A!

#### SETTING THE SCENE

The property can be found on Mendham Lane and is approached via a path screened from the road by hedging with a main entrance door to the front. From the rear accessed via the communal parking area

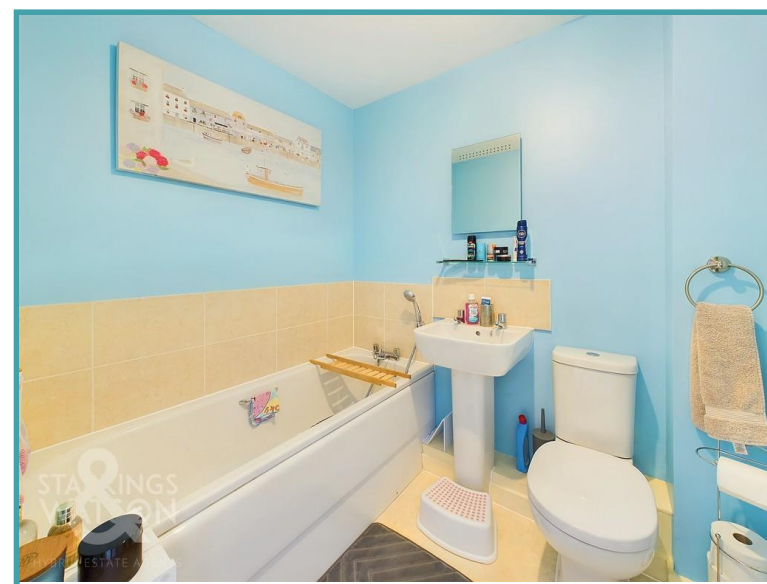
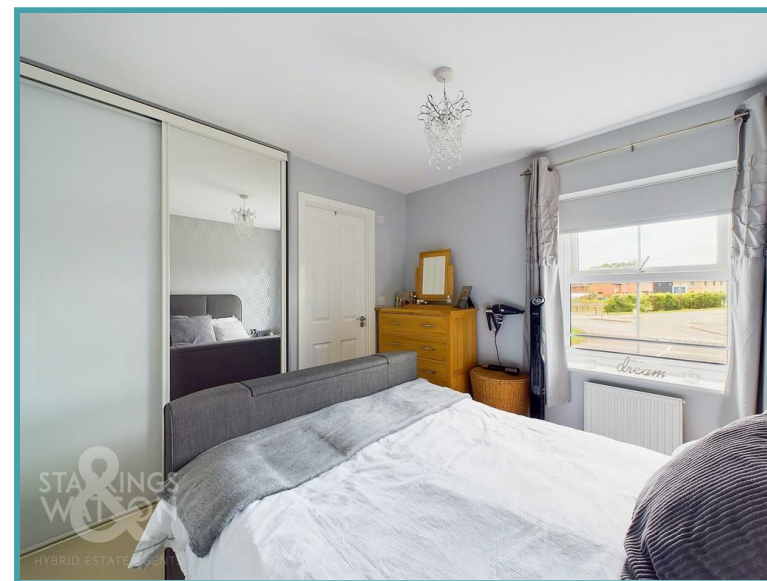
from Harvest Way there is off road parking in front of the single garage with up and over door, power, and light. There is then a gate from the rear leading directly into the garden.

#### THE GRAND TOUR

The welcoming entrance hallway offers stairs to the first floor landing as well as w/c. There is a door leading to the main sitting room which is front facing with ample space for soft furnishings. Beyond the sitting room is the kitchen/dining room with French doors leading out onto the rear garden. The modern kitchen offers a range of units with rolled edge worktops over as well as electric integrated oven and gas hob as well as space for fridge/freezer, washing machine and the dining table. There is also an understairs cupboard. Heading up to the first floor landing there is a fitted airing cupboard and loft hatch access. To the rear of the house, you will find a single bedroom and a double bedroom both overlooking the garden. The family bathroom features a bath with shower head. The main bedroom is found to the front with fitted wardrobes as well as the recently re-fitted en-suite shower room.

#### THE GREAT OUTDOORS

The private and fully enclosed rear garden benefits from a south westerly aspect with afternoon and evening sun. You will find the garden has been fully landscaped with a large patio leading from the French doors in the kitchen dining room. In addition, there is an artificial turf and timber fencing enclosing. The garden has been designed to be low maintenance



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with space for sheds and a pathway leading to the rear gate onto the parking area directly behind.

#### FIND US

Postcode : IP20 9DW

What3Words : ///ledge.magnetic.upsetting

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised there are solar panels to the front facing roof which are owned by the property. All mains services are connected to the house.

**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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
696.67 ft<sup>2</sup>  
64.72 m<sup>2</sup>

Floor 1



Ground Floor

