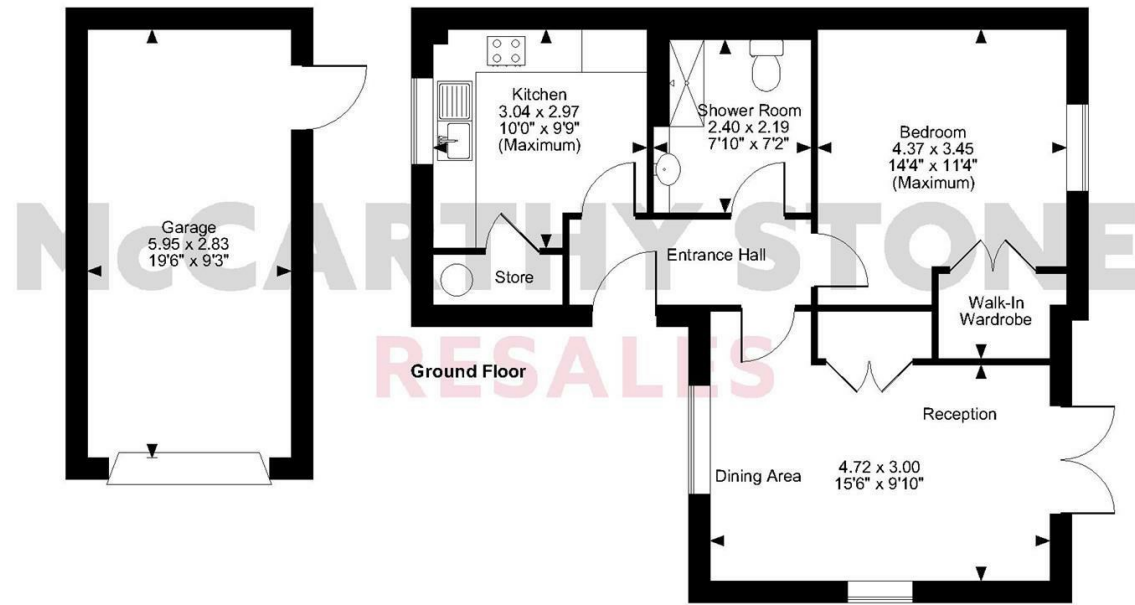
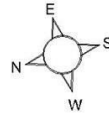


Waveney Court, Waveney Place
 Approximate Gross Internal Area
 Main House = 554 Sq Ft/51 Sq M
 Garage = 181 Sq Ft/17 Sq M
 Total = 735 Sq Ft/68 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8607697/DST

COUNCIL TAX BAND: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
 RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
 RESALES**

**3 WAVENEY COURT
 MENDHAM LANE, HARLESTON, IP20 9DN**



McCarthy Stone one bedroom SOUTH FACING bungalow with detached garage and space for parking within a popular retirement living development.
 ~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £330,000 FREEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WAVENEY COURT, MENDHAM LANE, HARLESTON

WAVENEY COURT & LOCAL AREA

This attractive retirement development is in a tranquil location with easy access to Harleston town centre in stunning south Norfolk, exclusive to the over 60s. Harleston itself has been voted Norfolk's town of the year on several occasions and it's not hard to see why. Aside from its enviable location, it packs a punch when it comes to enjoying a vibrant community feel and a long history.

Situated on Mendham Lane, this new development benefits from its close location to Harleston's town centre. There are many shops nearby, including a Co-op Food which is 0.5 miles away. There is also a good selection of cafes just 0.5 miles from the development. Further afield, the busy city of Norwich is 20 miles away and can be reached by bus or car.

This retirement development designed to create a strong neighbourly feel with a luxurious communal lounge and beautiful shared garden to relax and socialise in. The development already has a vibrant community, with events such as: Cheese & Wine, Coffee mornings and afternoons, Fish & Chip Friday, Movie afternoons, Pimms and Strawberries in the garden and Afternoon tea. When your friends and family wish to visit, they too can enjoy comfort and privacy in the hotel-style guest suite.

PROPERTY OVERVIEW

Beautifully bright and spacious south facing one bedroom bungalow (built 2023) is situated on this popular over 60's development in the heart of Harleston. The bungalow features beautifully bright lounge which leads onto the sunny garden, modern kitchen, spacious bedroom with a walk in wardrobe, contemporary shower

room, a detached garage and private parking. *Early viewings advised*

ENTRANCE HALL

Front door leads to the entrance hall doors lead to the lounge, bedroom, kitchen and shower room.

LOUNGE / DINING ROOM

Bright and spacious lounge with the benefit of a dual aspect allowing lots of natural light in. The room provides ample space for dining and features French doors which lead onto the garden. Door to a storage cupboard.

GARDEN

Beautifully bright L shape garden with south and east facing aspect and side gate.

KITCHEN

A modern fitted kitchen with a range of base and wall units with under counter lighting. Window sits above a single sink unit with drainer and mixer tap. Integrated waist height (for minimal bend) electric oven has space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge / freezer and free standing washing machine. Door leads to storage room.

BEDROOM

Double south facing bedroom with garden outlook with the benefit of a door leading to a walk in wardrobe.

SHOWER ROOM

Suite comprising a double shower with glass sliding door and support rail, WC, vanity storage unit with wash basin and mirror above.

SERVICE CHARGE

Upkeep and maintenance of communal gardens and grounds, lighting and electric gates. The service charge is £1,503.60 (for financial year end

1 BED | £330,000

Feb 2025).

Check if you qualify for benefits to support living costs and service charges.

ADDITIONAL SERVICES & INFORMATION

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

