



Mendham Lane, Harleston - IP20 9DW

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Mendham Lane

Harleston

Presented in EXCELLENT ORDER, this END OF TERRACE TOWN HOUSE has in recent years undergone a renovation and now offers beautifully kept home ready to be moved straight into! The house can be found on the edge of town yet within EASY WALKING DISTANCE of the local amenities and also offers plenty of DRIVEWAY PARKING to the rear for numerous vehicles. Internally you will find a hallway, renovated kitchen/dining room, W/C and sitting room opening onto the garden completing the ground floor. On the first floor there are TWO DOUBLE BEDROOMS as well as the family bathroom. The top floor offers a further double bedroom. Externally there is a small front garden as well as more generous and PRIVATE REAR GARDENS. The house would suit a number of purchasers but is ideal for FIRST TIME BUYERS!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- End of Terrace Home
- Recently Refurbished
- Newly Fitted Kitchen/Dining Room
- Sitting Room with Doors onto the Garden
- Three Double Bedrooms over Two Floors
- Family Bathroom & W/C
- Private & Generous Rear Gardens
- Parking for Multiple Cars to the Rear

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 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.

#### SETTING THE SCENE

The property is approached from the front via a small front garden which is paved and shingled with a low level fence and gate leading to the main entrance door. There is also a secure side gate from the front leading to the garden beyond. Approached from the rear via the shared parking area you will find off road parking on the rear driveway for a number of vehicles with access to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the front there is an entrance hallway with stairs to the first floor landing. The hallway leads through into the kitchen/dining room which has been recently re-fitted offering a range of units with wood effect worktops over. You will find a breakfast bar, electric oven and induction hob as well as space for fridge/freezer and the dining table also. Off the kitchen is the ground floor W/C and then the sitting room beyond. The sitting room offers double doors onto the rear garden as well as a large built in cupboard. Heading up to the first floor landing there are two ample bedroom and the family bathroom. The main bedroom is found to the rear with stylish panelling and space for large wardrobes. There is another comfortable double to the front as well as the bathroom which has been recently re-fitted with a shaped panelled bath with rainfall shower over. Heading up to the second floor there is another double bedroom with the benefit of a fitted wardrobe.

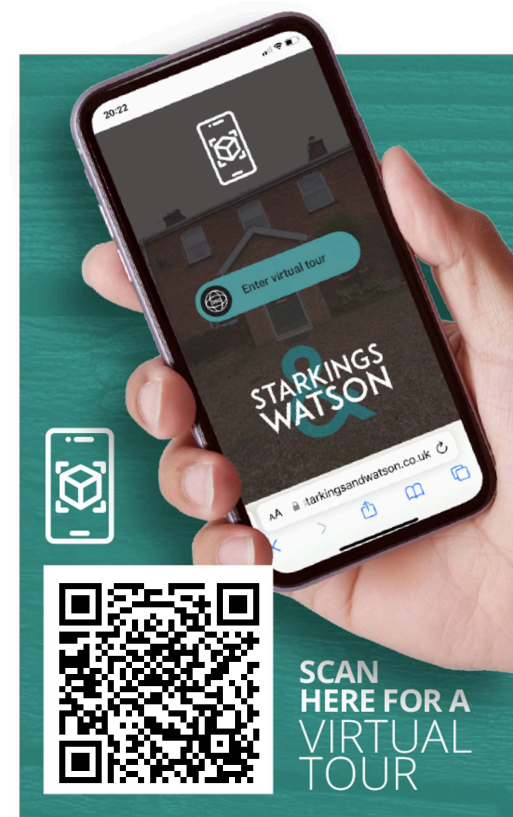
## FIND US

Postcode : IP20 9DW

What3Words : ///fuzzy.assure.retraced

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber fencing and offers a generous lawn with paved patio and decked areas ideal for outside entertaining. The garden is a blank canvas but offers more space than you might expect and is also relatively private. There is also a useful shingled side area housing a timber shed with access to the rear leading to the parking area providing plenty of off road parking.







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

758.1 ft<sup>2</sup>

70.43 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.