



Mendham Lane, Harleston - IP20 9DW





## Mendham Lane

Harleston

Located within a POPULAR RESIDENTIAL LOCATION on the EDGE OF THE MARKET TOWN of HARLESTON is this SEMI-DETACHED THREE BEDROOM HOME presented in EXCELLENT ORDER. Externally the house benefits from OFF ROAD PARKING for TWO CARS and a SINGLE GARAGE to the rear within the shared parking area as well as LANDSCAPED rear gardens. Internally you will find an entrance hallway with W/C, sitting room, recently re-fitted KITCHEN/DINING ROOM with doors onto the garden as well as THREE BEDROOMS, EN-SUITE shower room and family bathroom on the first floor. The house benefits from uPVC double glazing and gas fired central heating and would make an IDEAL FIRST TIME PURCHASE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached Home
- Air Conditioning Downstairs
- Sitting Room & Separate Kitchen/Diner
- Three Bedrooms
- En-Suite, Family Bathroom & W/C
- Private Landscaped Gardens
- Single Garage & Off Road Parking For 2 Cars
- Great Location Ideal For First Time Buyers

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

Externally the property is positioned back from Mendham Lane with a footpath leading to the front door and side access leading to the parking area. Within the shared parking area you will find the single en-bloc garage with power and light, up and over door and parking for two cars. There is gated access to the garden leading from the parking area.





## THE GRAND TOUR

Entering via the front door you will find a hallway with stairs to the first floor landing as well as the W/C to the left. The front sitting room is the first room off the hallway with window to the front and plenty of space for soft furnishings. To the rear of the house is the kitchen/dining room which offers a built in cupboard with ample storage as well as a range of wall and base units with wood effect worktops over. The kitchen features an integrated electric oven with gas hob over. There is also space for fridge/freezer and dishwasher as well as space for the dining table and an air conditioning machine, wall mounted. Doors also lead out to the garden from the dining area. Heading up to the first floor landing there is built in cupboard as well as loft hatch access. You will find three bedrooms with two bedrooms to the rear of the house one of which is used as an office with the master room found to the front offering an en-suite shower room and space for built in wardrobes. The family bathroom also found off the landing offers a bath with shower over, w/c and hand wash basin.

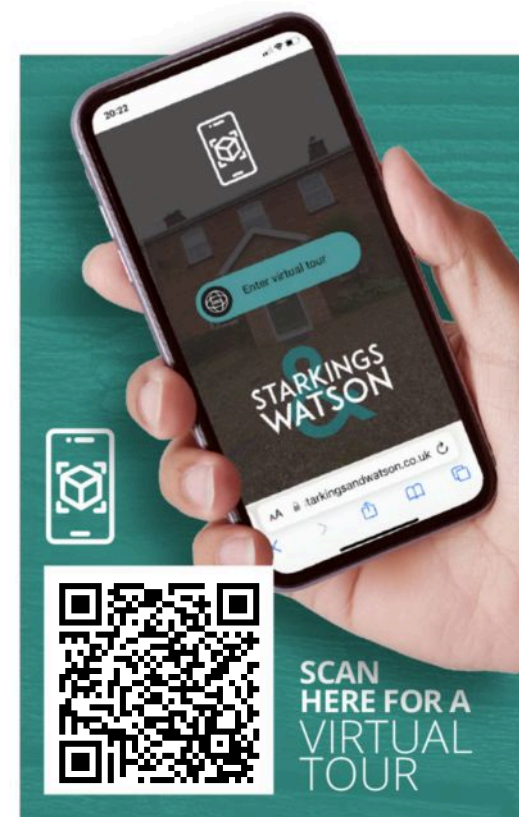
## FIND US

Postcode : IP20 9DW

What3Words : ///[storyline.chase.smarting](https://www.storyline.chase.smarting)

## VIRTUAL TOUR

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





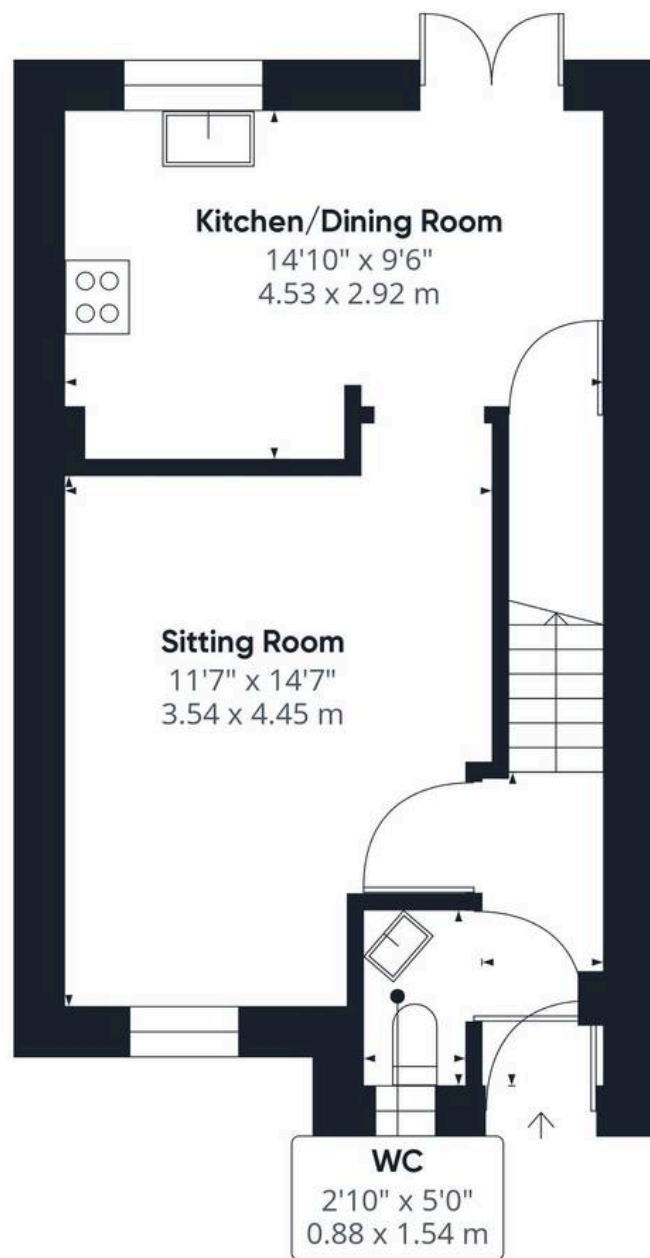




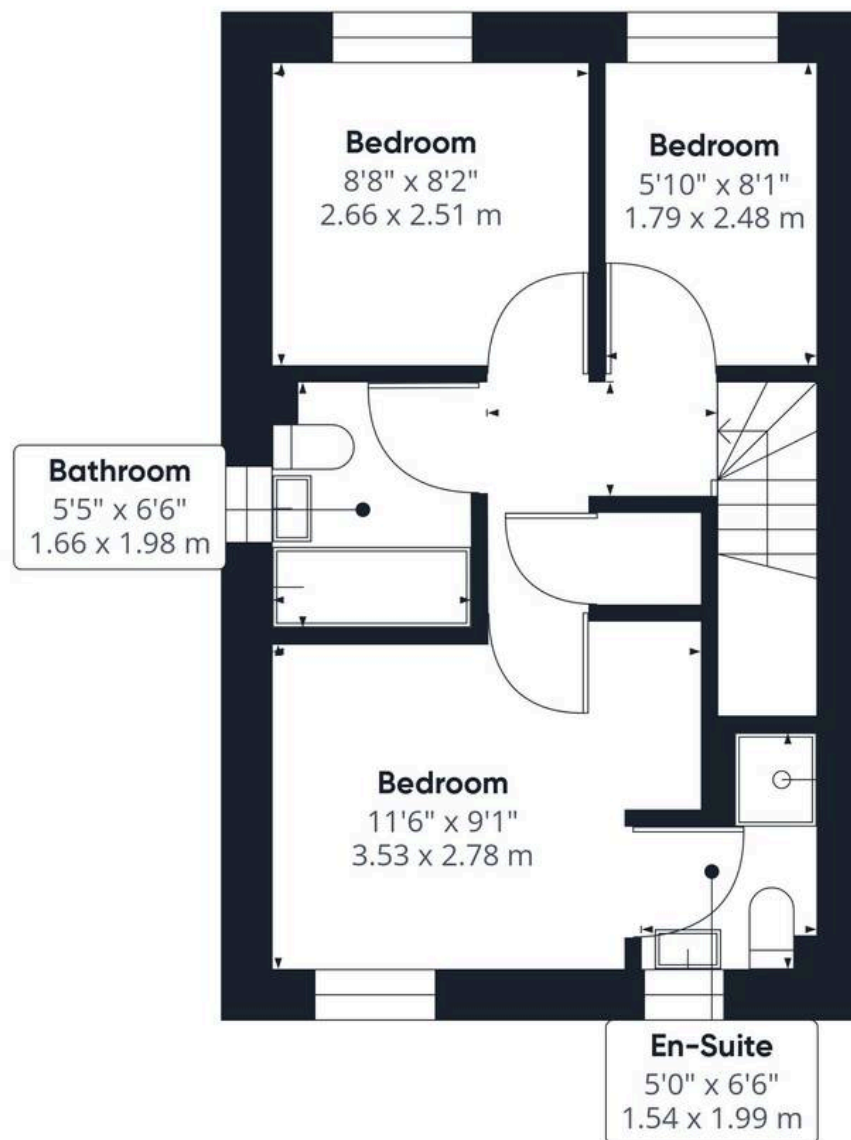
## THE GREAT OUTDOORS

The private rear garden has been landscaped and offers a large patio area ideal for outside dining as well as lawns with a further paved patio area and pergola. The garden is enclosed with timber fencing as well as a side gate leading to the parking area. The parking area to the rear is shared and offers a single garage with space to park two cars off road. The garage has an up and over door as well as power and light.





Ground Floor



Floor 1

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

685.45 ft<sup>2</sup>

63.68 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





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