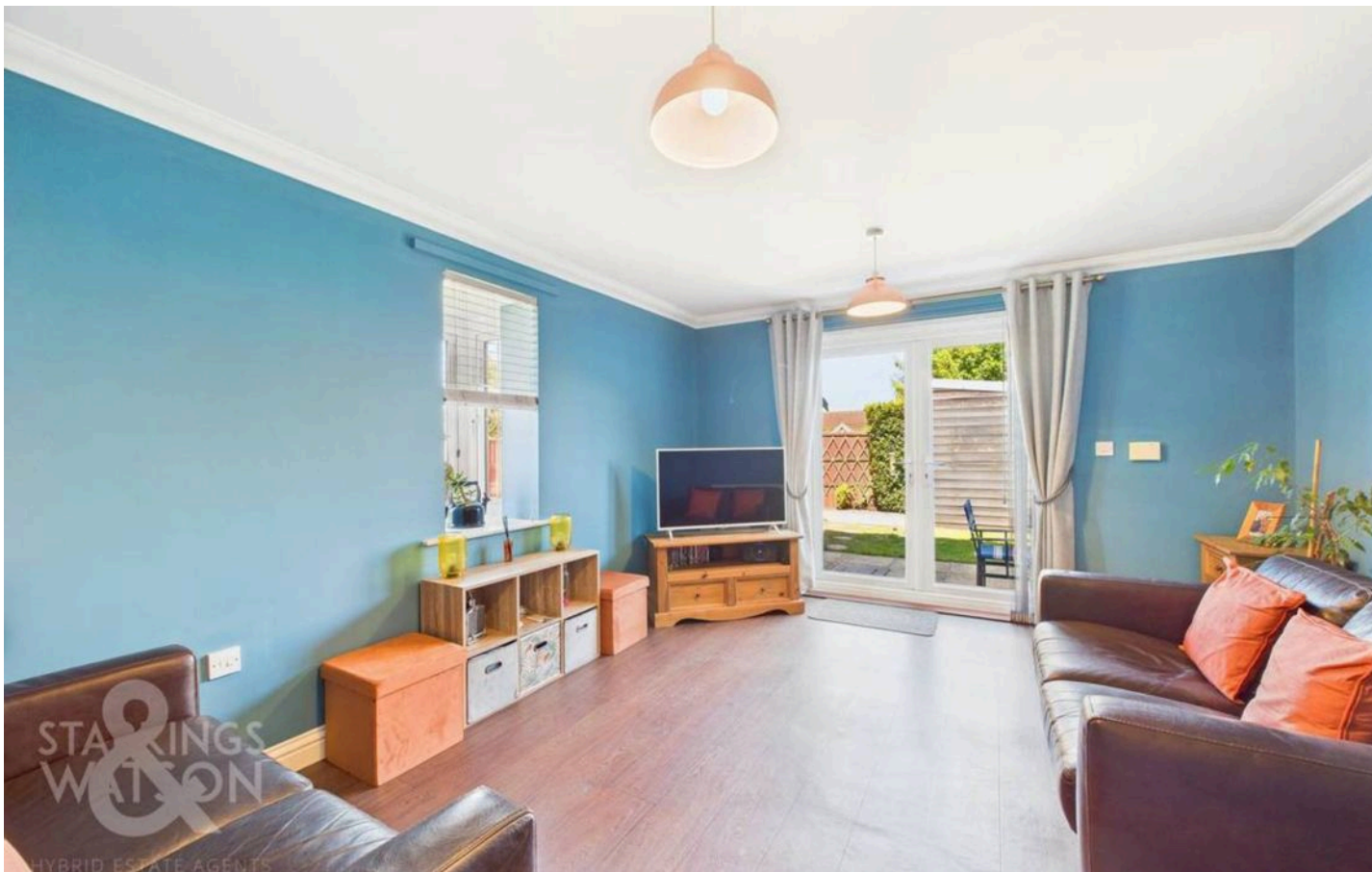




Mendham Lane, Harleston - IP20 9DW





## Mendham Lane

Harleston, Harleston

Set in a POPULAR RESIDENTIAL AREA in the market town of HARLESTON, this immaculately presented SEMI-DETACHED HOME is a perfect choice for FIRST-TIME BUYERS, with OFF-ROAD PARKING and a PRIVATE and ENCLOSED REAR GARDEN perfect for enjoying the summer months. Internally the property offers a HALLWAY ENTRANCE and boasts a 14' DUAL ASPECT SITTING ROOM, fully fitted KITCHEN with integral appliances and a convenient GROUND FLOOR W.C located centrally. Upstairs, the GALLERIED LANDING opens to TWO DOUBLE BEDROOMS serviced by a three piece FAMILY BATHROOM with a shower over the bath.

Council Tax band: B

Tenure: Freehold

- Semi-Detached Home
- Immaculately Presented Throughout
- 14' Dual Aspect Sitting Room
- Great Location Ideal for First Time Buyers
- Two Double Bedrooms
- Fully Fitted Kitchen with Integral Appliances
- Ground Floor W.C & Family Bathroom
- Private & Enclosed Rear Garden





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

Set back from the street with a wood picket fence enclosing mature shrubs on the properties boundary, a brick weave patio leads to the front door with an open porch above the entrance.

#### THE GRAND TOUR

Stepping inside, a welcoming entrance porch offers wood tile flooring for ease of cleaning with ample space for coats and shoes and stairs rising to the first floor. To the left, a door opens to the fully fitted kitchen, complete with a range of wall and floor base storage units with integral dishwasher, oven, hob, extractor and fridge/freezer. Wood laminate tiled flooring features underfoot and continues through the inner hallway to the usefully located ground floor W.C, also on the left. At the end of the hallway, the 14' sitting room enjoys a dual aspect with uPVC double glazing and French doors opening to the garden.



To the right of the room, an integral storage cupboard offers generous under stairs storage.

Heading upstairs, the galleried landing offers carpeted flooring and offers two double bedrooms either side of the landing. The main bedroom can be found to the right, with fitted carpets, radiator and space for a large bed and further dressers/storage. To the other side of the hallway, the second double bedroom enjoys a front facing aspect and offers continued fitted carpets, radiator and uPVC double glazed windows. Servicing the two bedrooms and located centrally from the landing. The family bathroom benefits from floor to ceiling tiling and tiled floors for ease of maintenance, with a three piece suite including shower over the bath and a large heated towel rail to the left.

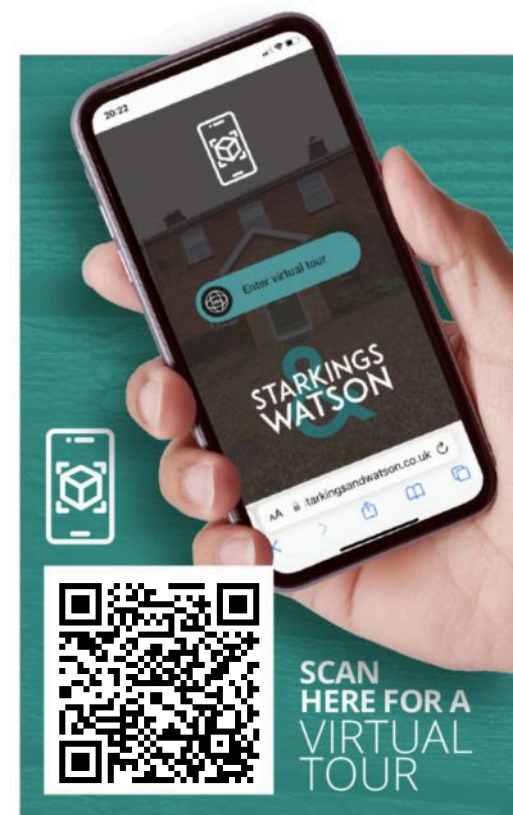
FIND US

Postcode : IP20 9DW

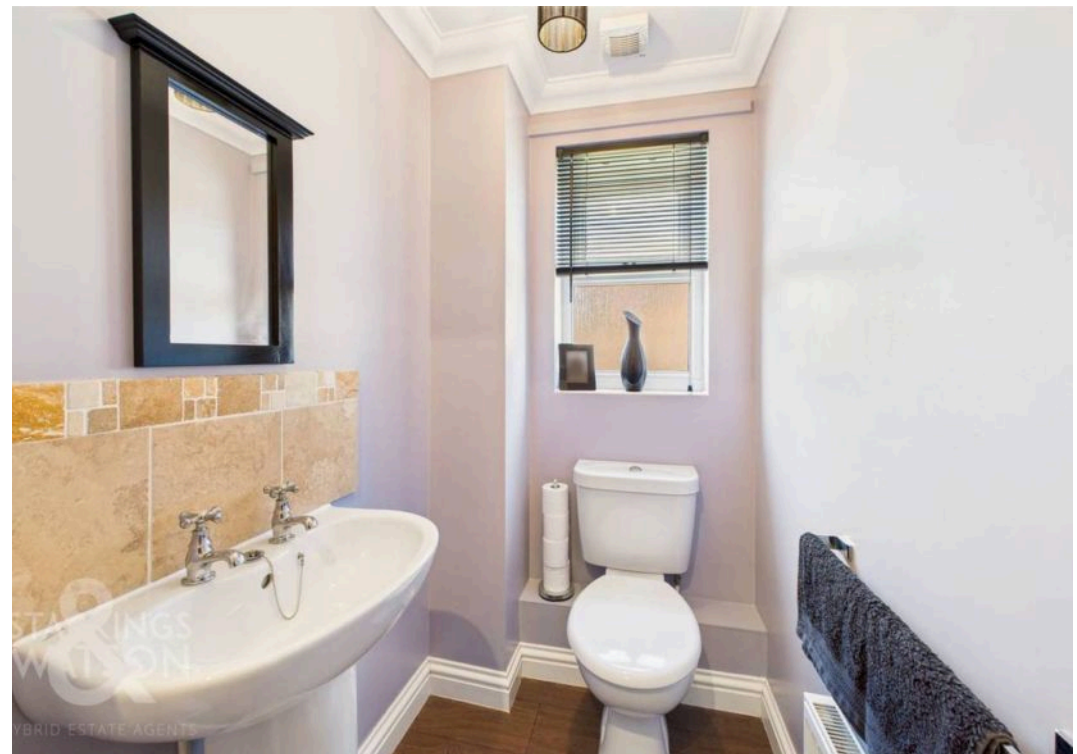
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VIRTUAL TOUR

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







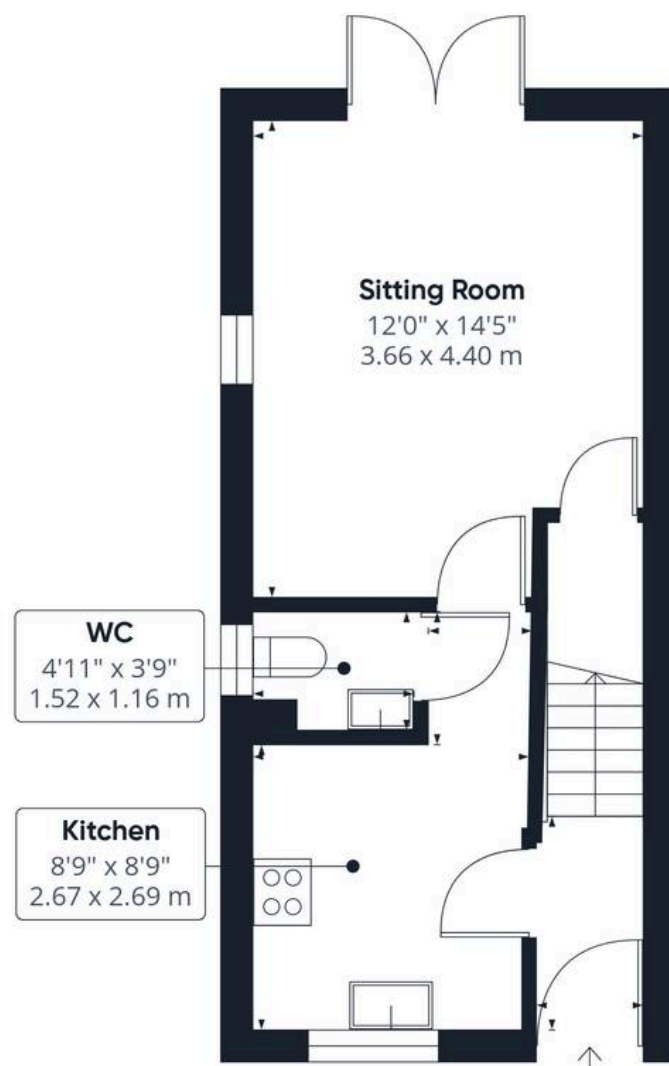




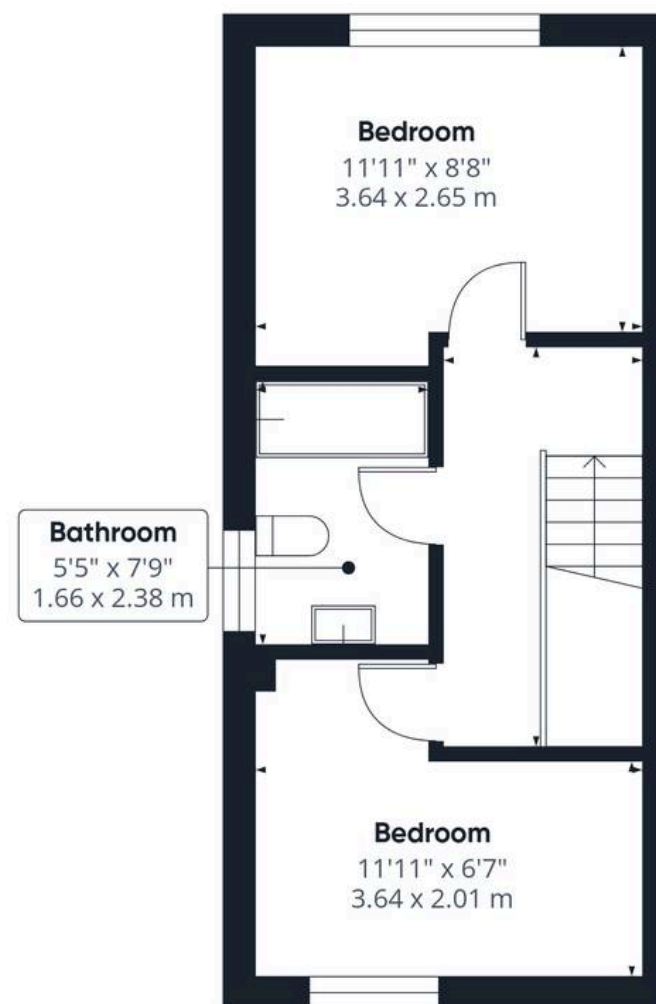
## THE GREAT OUTDOORS

French doors in the sitting room open to a flagstone patio perfect for outdoor seating, opening to a shingle bordered walkway to a further patio at the end of the garden. The space is enclosed with timber fencing and predominantly laid to a well maintained lawn, with mature shrubs found on the left and to the end of the garden. The garden also includes two large storage sheds. The far left of the garden offers a double wooden gate opening to the pathway beyond.





Ground Floor



Floor 1

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

620 ft<sup>2</sup>

57.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.