



HILLCREST

WITHERSDALE ROAD, MENDHAM, IP20 0JB



An imposing detached family house in an elevated position within the popular village of Mendham. The property has a delightful established garden and is afforded charming views over the Waveney Valley

The property is a spacious and impressive detached family house built in the 1970s and for sale for the first time in 27 years. It has been a much-loved home and enhanced by the current vendor.

An entrance porch opens to a the entrance hall. There is a superb triple aspect sitting room with fireplace and French doors to the garden. The dining room also has French doors to the garden. The kitchen is fitted with a comprehensive range of wall and base units. There is a rear lobby off the kitchen which gives access to the integral garage. There is an additional room, converted from a former garage which the vendor uses as a study and additional bedroom. A cloakroom completes the ground floor. On the first floor is a large double aspect principal bedroom with views to the front, an ensuite and fitted wardrobes. There are two further bedrooms and a family bathroom.

A sweeping drive rises to the property with a parking and turning area for several cars in front of the integral garage. There is a large front lawn edged with established

borders. The rear garden is a delight. Immediately to the rear is a gravel terrace providing a lovely area for alfresco entertaining and it adjoins the lawn. The garden is bordered by mature trees and hedging and there is a range of established planting together with garden sheds.

LOCATION

Located on the Suffolk bank of the River Waveney is the attractive village of Mendham, The parish includes the hamlet of Withersdale Street. Central to Mendham is the Sir Alfred Munnings Pub. The thriving market town of Harleston is approx. 2.8 miles away with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists, vets, schools, cafes, restaurants and pubs.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band E



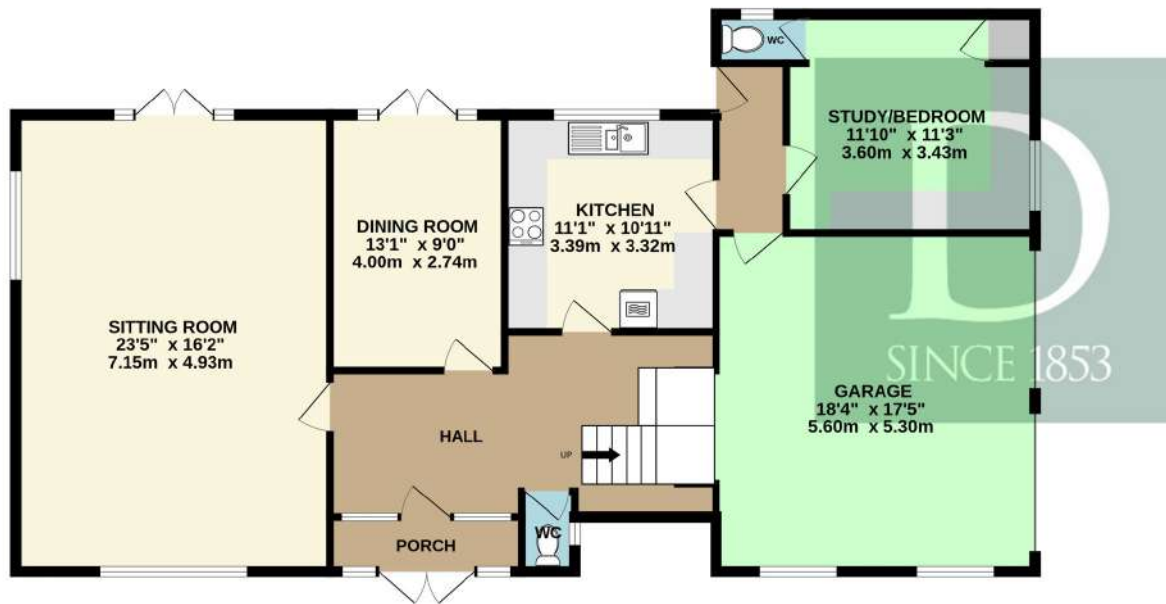




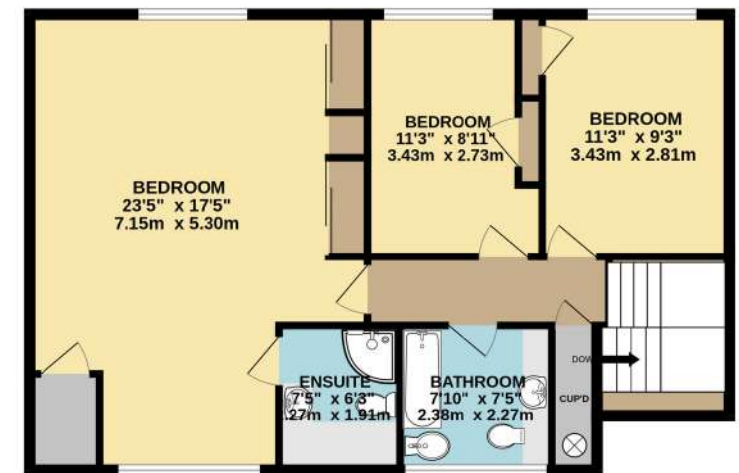


FLOOR PLAN

GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2121 sq.ft. (197.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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