



WITHERSDALE STREET, MENDHAM, IP20 0JE



A charming and very well presented Grade II Listed period house. Originally two cottages and then the village post office, the property is steeped in history and has an abundance of character

The property has been adapted over the years and updated by the current vendors. It offers spacious, versatile and well-presented accommodation. The vendors use the front door into the kitchen. It is fitted in a country style the compliments the house with a range of shaker style cabinets and additional original cupboards including a pantry. The sitting room has an impressive fireplace and the room is open at the rear to an additional reception room. This is currently a family/play room but could be used for a variety of purposes, as there is a ground floor bathroom this could even be an additional bedroom. There is a utility area and the rear hall with stairs to the first floor has room for a study area.

garden is contained and equally laid largely to lawn 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 and veterinary surgery, a primary and secondary school both of which have Good Ofsted ratings, two hotels, a number of 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 D



On the first floor are three double bedrooms and a shower room and on the second floor an impressive vaulted principal bedroom which is open to the ensuite bathroom with freestanding roll top bath.

The house is set back from the road with an area of front garden laid to lawn and there is a driveway to the side for several cars. The rear



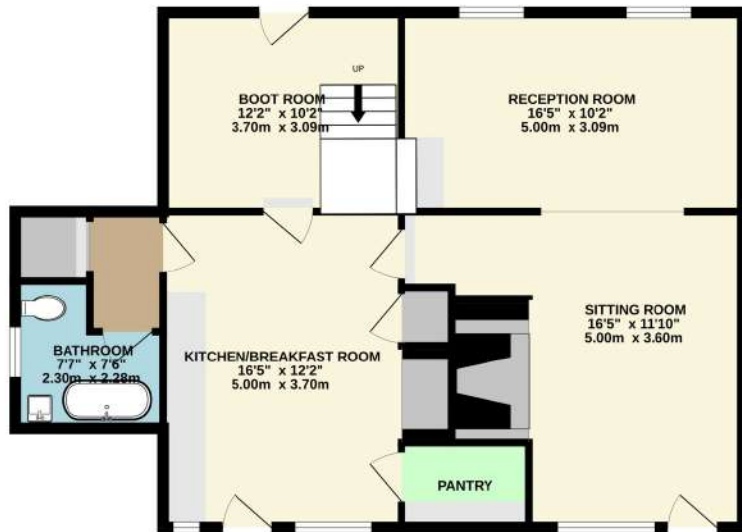




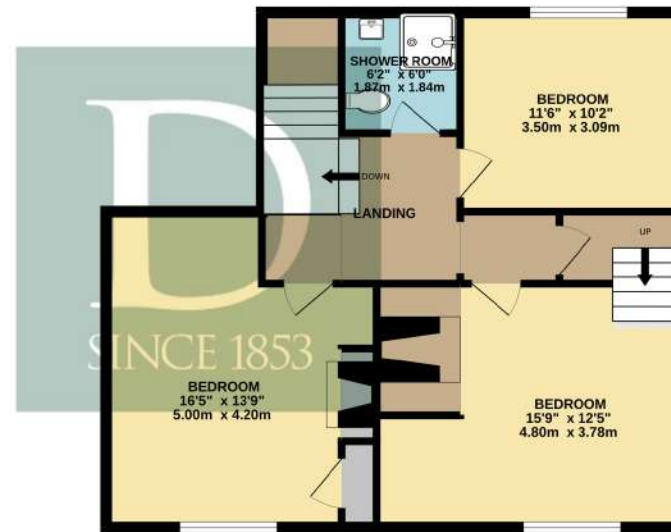


FLOOR PLAN

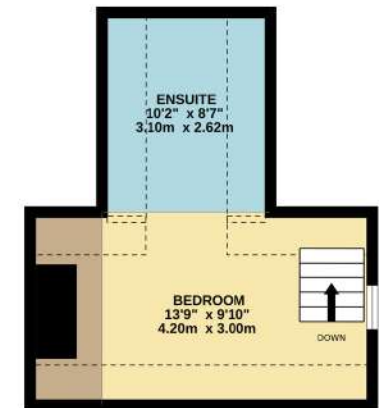
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1801sq.ft. (167.3 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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