



Withersdale Road, Mendham,
Nr Harleston, Norfolk



**MUSKER
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ESTATE AGENTS

A charming Grade II Listed detached cottage set in a quiet lane with three bedrooms, sitting room and dining room both with open fireplaces and many original features.

Withersdale Road, Mendham

Accommodation comprises briefly:-

- Sitting room
- Dining room
- Kitchen
- Utility room
- Bathroom
- Master bedroom
- Two further bedrooms
- Attractive and established garden
- Off-road parking



The Property

The entrance door opens into the dining room which is heavily beamed and has tiled flooring. There is an inglenook fireplace with a working fire and beam over, to right of which is the original bread oven and to the left an understairs storage cupboard. The kitchen is to the rear of the dining room and has a stable door to the rear garden. The kitchen is fitted with a cream base, wall and drawer unit, worktop with inset stainless steel circular sink and drainer and space for a washing machine, fridge/freezer and cooker. Continuing on through the kitchen is a door to the utility room which has a window and light and power. Through to the sitting room which again is heavily beamed and is double aspect with a brick open working fireplace . A door leads to a rear lobby which has a stable door leading to the garden and to the left a further door leads to the bathroom with white suite comprising panelled bath with shower over WC and wash hand basin.

Upstairs the master bedroom has good head height and is heavily beamed. There is a small wardrobe cupboard in the corner and eaves storage. There are two further bedrooms which are inter-connecting, both with lovely views. All the doors in the cottage have Suffolk latches.

Outside

To the side of the cottage there is an area providing off-road parking for two vehicles. The attractive rear garden is mainly laid to lawn and planted with a variety of shrubs, annuals and perennials. The summerhouse is included in the sale along with a shed at the bottom of the garden. A path to the side of the garden leads down to the shed which is well hidden by various trees and shrubs.



Location

Mendham is a quiet, rural village in Suffolk with a public house located in the heart of the village and a primary school close by. The thriving market town of Harleston is close by and provides all schools, nurseries, shops, Post Office, Churches, doctor's surgery, dentist, restaurants and pubs. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 21 miles away.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric night storage heating. Mains electricity. Septic tank for drainage shared cost with neighbour.

Energy Rating: F

Local Authority:

Mid-Suffolk District Council

Council Tax Band: C

Postal Code: IP20 OJB

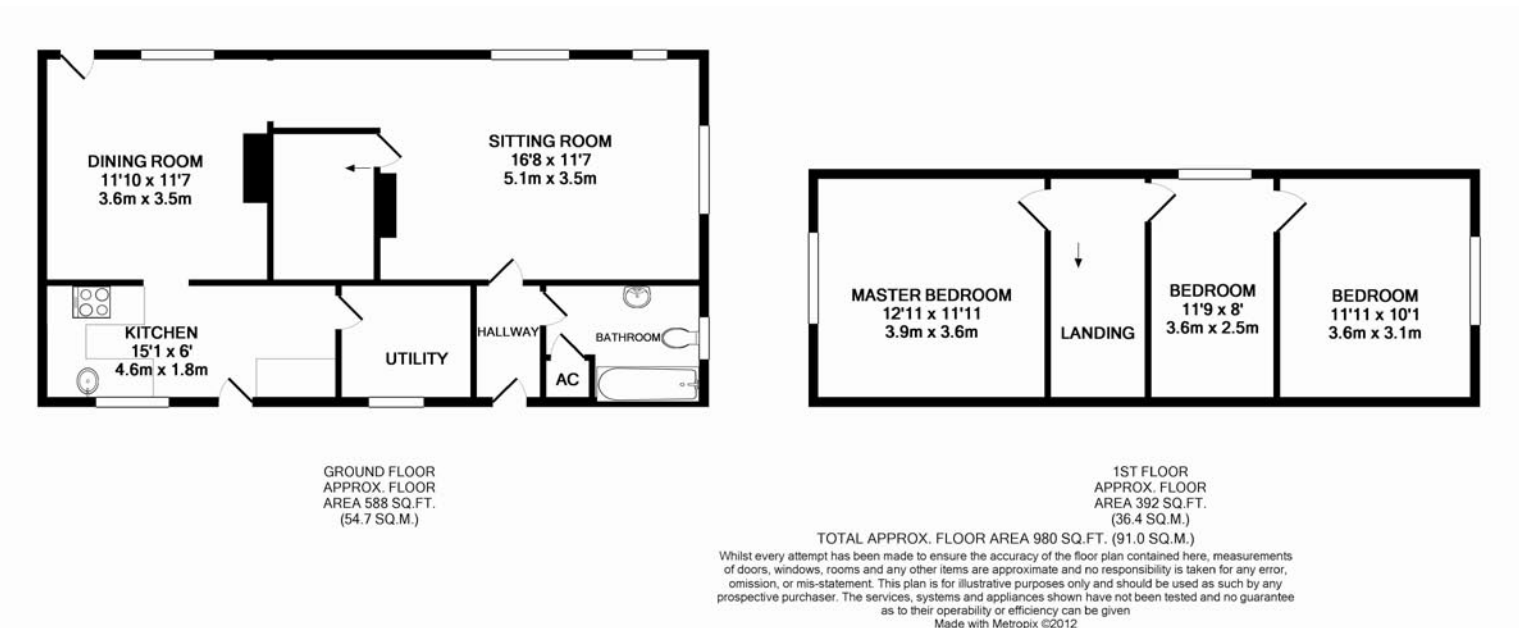
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £330,000



To arrange a viewing, please call 01379 882535

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| Diss | 01379 644822 |
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk