



Mendham Lane,
Harleston, Norfolk

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ESTATE AGENTS

A superb opportunity to purchase this deceptively spacious, modern family home, ideally situated for access to Harleston's Town Centre. The property boasts immaculate accommodation offering a spacious lounge, kitchen/dining room, ground floor cloakroom, family bathroom and three bedrooms with the master boasting a recently re-fitted en-suite. Outside the rear garden enjoys a south westerly aspect and leads to the off road parking and garage at the rear. The house enjoys an owned solar panel system and an EPC rating of 'A'. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Sitting
- Kitchen/Dining Room
- Ground Floor Cloakroom
- First Floor Landing
- Master Bedroom & En-Suite
- Two Further Bedrooms
- Bathroom
- South Westerly Facing Rear Garden
- Off Road Parking & Garage

The Property

Entering the property via the front door we are welcomed by the generous entrance hall where our stairs rise to the first floor and we find doors opening to the ground floor cloakroom and living room. The cloakroom is fitted with a modern white suite and enjoys a window to the front. Stepping into the sitting room we enter the main living accommodation where the feeling of space that flows throughout the home is instantly apparent. A large window fills the room with natural light whilst a door opens to the kitchen/dining room. This kitchen is fitted with an attractive range of wall and base units set against contrasting work surfaces. A fitted electric oven and gas hob feature whilst our sink is set below the window looking onto the rear garden. Space is made for a washing machine and large fridge freezer whilst in the dining area we find a superb under stairs cupboard offering excellent additional storage. Opposite French doors open to the garden and fill the room with natural light. Climbing the stairs to the first floor we find a generous landing with doors opening to all of the rooms and a large linen cupboard. At the rear our first two bedrooms enjoy a view of the garden. The larger offers space for a double bed and is set adjacent to the family bathroom which echoes the modern finish found throughout. Completing the accommodation is the master bedroom which boasts fitted wardrobes and a recently re-fitted en-suite shower room.

Outside

The front of the property is approached via a path screened from Mendham Lane by an attractive hedged boundary. At the rear we enter the courtyard parking area from Harvest Way where we find our off road parking set to the front of the garage which is connected for power. A gate from here opens directly to the rear garden. The rear garden enjoys a south westerly aspect making the most of the afternoon and evening sun. A large patio leads from the french doors in the kitchen dining room perfect for summer entertaining and family living. Artificial turf provides a low maintenance lawn to this attractive space and timber fencing frames the boundaries.

Mendham Lane, Harleston





Location

The property is conveniently situated just a 10 minute walk from the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

Fixtures & Fittings

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

Services

Gas fired central heating and hot water.
Fitted solar panels (owned tariff fed system)
Mains drainage, electricity and water are connected.
EPC Rating: A

Local Authority:

South Norfolk District Council
Council Tax Band: B
Postal Code: IP20 9DW

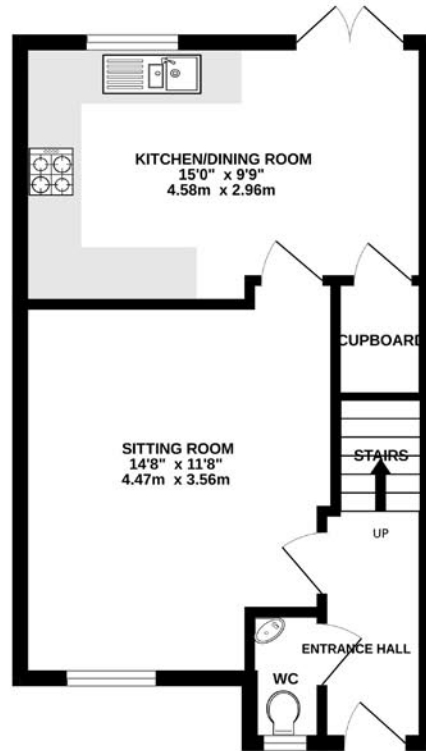
Tenure

Vacant possession of the freehold will be given upon completion.

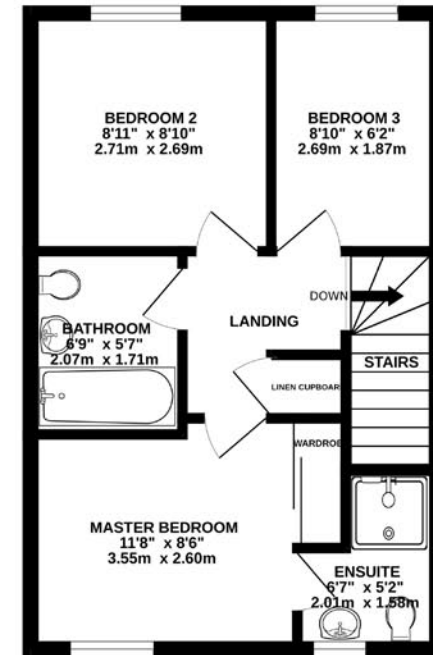
Agents' Note

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.

GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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Guide Price: £235,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
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Halesworth	01986 888205



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HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk

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.