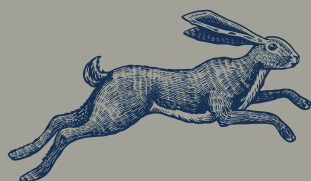




Residence 16
Harewood
MENDLESHAM



SOWERBYS
Land & New Homes Specialists



INTRODUCING

Residence 16

Harewood, Chapel Road, Mendlesham,
Suffolk, IP14 5TJ



Generous Three-Bedroom Detached New Home

Impressive Open-Plan Kitchen/Dining/Sitting Room,
Separate Utility Room and Ground-Floor WC

Scope To Create a Separate Sitting
Room and Kitchen/Diner*

Contemporary Masterclass Kitchen
with Quartz Worktops

Separate And Versatile Snug/Study

Wood-Burning Stove with Limestone Hearth

Principal Bedroom with En-Suite and Fitted Storage,
Two Further Generously Proportioned Bedrooms

Air Source Heat Pump with Ground-
Floor Underfloor Heating

Single Garage with Driveway Parking for Two Cars

Part of the Thoughtfully Designed Harewood
Development in Mendlesham

**Subject to any necessary works, consents and approvals*



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— Designed for Living —

Residence 16 is an impressive three-bedroom detached home at Harewood, combining generous proportions with a ground-floor layout that offers buyers the freedom to shape the principal living space around the way they prefer to live.

Running across the rear of the house is an expansive kitchen, dining and sitting room, creating one large sociable space with direct access onto the garden. For those who enjoy open-plan living, it provides plenty of room for cooking, dining and relaxing together without any one area feeling compromised. Equally, some buyers may prefer a more traditional arrangement; the proportions and layout lend themselves to separating the space to create a generous kitchen/diner alongside a distinct sitting room, subject of course to any necessary works and approvals.

That flexibility is enhanced by a separate snug/study at the front of the house. It could readily become a home office, television room or quieter retreat, and would be particularly useful if the main living accommodation were retained as one open space. A separate utility takes care of the practicalities, keeping laundry and household jobs away from the kitchen.

Upstairs, the sense of space continues across three well-proportioned bedrooms. The principal bedroom is especially generous, complemented by fitted storage and its own en-suite, while bedrooms two and three are served by the family bathroom.

The specification brings together contemporary finishes with some more traditional touches. The Masterclass kitchen has quartz worktops and integrated appliances, while Suffolk Oak internal doors, engineered oak flooring to selected areas and a wood-burning stove add warmth and character. An air source heat pump supplies the hot water and ground-floor underfloor heating, with radiators upstairs.

The completed exterior gives Residence 16 a particularly established appearance, with traditional red brick elevations, a tiled roof and timber-framed entrance porch. Landscaped planting and estate-style railings soften the frontage, while a gravel driveway leads to the single garage and provides parking for two cars.

Harewood itself is a thoughtfully designed collection of individual house types in Mendlesham, with landscaped frontages, varied architecture and generous gardens helping create a development with a more traditional village feel. Everyday amenities are available within Mendlesham itself, while Stowmarket, approximately six miles away, provides a wider choice of shopping, leisure and rail connections.

Whether retained as an open-plan home or adapted towards a more traditional arrangement of rooms, Residence 16 offers an unusual degree of flexibility alongside the space and specification expected of one of Harewood's larger three-bedroom homes.

— Specification —

CONSTRUCTION

- Traditional red brick elevations with contrasting brick detailing
- Covered timber entrance porch
- Tiled roof
- Black uPVC guttering and downpipes
- Timber entrance door
- Agate Grey uPVC windows and patio/French doors

KITCHEN

- Contemporary Masterclass handleless units in smooth silk light grey
- Quartz Carrara worktops with upstands
- Ceramic induction hob
- Island cooker hood
- Eye-level double oven
- Fully integrated fridge/freezer
- Integrated dishwasher
- Stainless steel undermount 1.5 bowl sink
- Saneux Tempus contemporary chrome mixer tap
- Integrated waste and recycling facility

UTILITY

- Masterclass units in smooth silk light grey
- Brushed nickel T-bar handles
- Duropal Classic and Quadra Clay Sangha Wenge worktop with 100mm upstand
- Stainless steel inset sink with drainer
- Saneux Tempus chrome mixer tap

BATHROOM AND EN-SUITE

- Contemporary Saneux white sanitaryware
- Saneux Matteo back-to-wall WCs with soft-close seats and chrome flush plates
- Saneux Pascale contemporary chrome brassware
- Bath
- Low-profile shower tray to en-suite
- Fixed chrome shower head with secondary hand-held hose

- Saneux glass shower doors/screens
- Large-format Ashlar ceramic wall tiles in warm taupe
- Mink tumbled-edge limestone shelving
- Dual-fuel heated towel radiators

HEATING AND WATER

- Mitsubishi Ecodan air source heat pump
- Underfloor heating throughout the ground floor
- Radiators to the first floor
- Wood-burning stove with natural limestone tumbled-edge hearth
- External water tap

WINDOWS, DOORS AND JOINERY

- Agate Grey uPVC windows and patio/French doors
- Fully finished Suffolk Oak internal doors
- Selected half-glazed Suffolk Oak doors
- Contemporary chrome handles and hinges
- Built-in wardrobes where applicable
- Traditional staircase with softwood newels and hardwood handrail
- Square-edge skirting and architraves

FLOORING AND DECORATION

- Timber engineered grey-stained oak floorboards to kitchen/dining/sitting room and entrance hall
- Large-format Ashlar ceramic flooring in warm taupe to utility, bathrooms, en-suite and WC
- Dark grey coir entrance matwell
- Carpets available as an additional option
- Crown Classic Collection 'Tottington White' matt emulsion to walls and ceilings
- 'Tottington White' satinwood to skirting and architraves

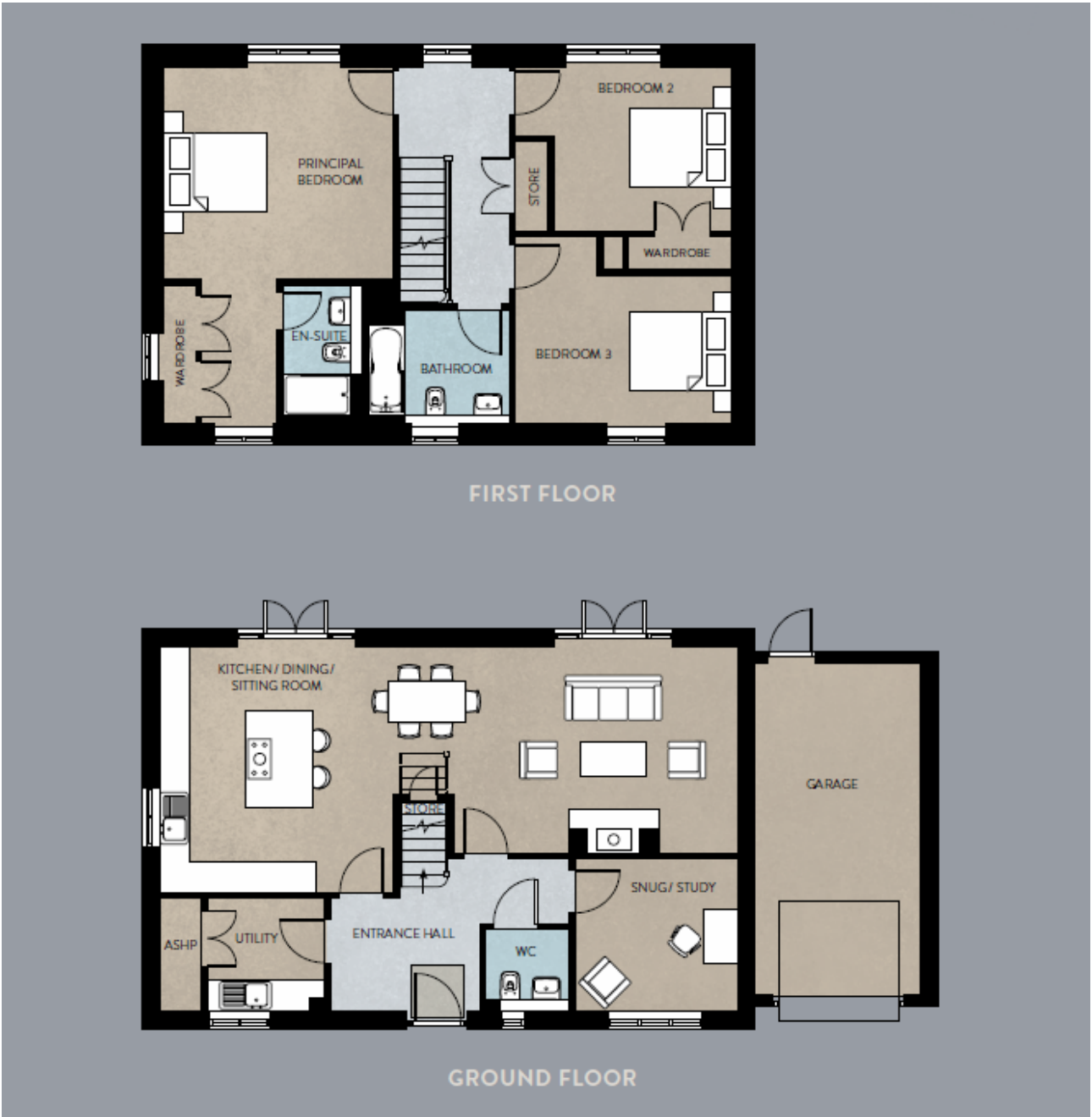
LIGHTING, ELECTRICAL AND CONNECTIVITY

- Combination of downlights, uplights, wall lights and pendants
- Dimmer switches to living area
- TV and BT points to selected rooms
- Pre-wiring for Sky TV connection where applicable
- Broadband provision for customer's chosen provider
- Alarm/CCTV spur for future connection
- Hard-wired smoke and heat detectors
- External power socket
- Contemporary external lighting
- Light and power to garage
- Electric vehicle charging point pre-wired for future connection

EXTERNAL

- Landscaped front garden with planting and hedging
- Estate-style railings to frontage
- Rear garden prepared and seeded
- Saxon textured buff terrace, paths and steps
- Gravel driveway
- Single garage with up-and-over door
- Bin storage area





GROUND FLOOR

Kitchen/Dining/Sitting Room
36' x 12'8" (11.0m x 3.9m)

Snug/Study
10'1" x 9'5" (3.1m x 2.9m)

Utility
7'2" x 6'9" (2.2m x 2.1m)

FIRST FLOOR

Principal Bedroom
14'7" x 13'1" (4.5m x 4.0m)

Bedroom Two
11'5" x 10'8" (3.5m x 3.3m)

Bedroom Three
13'8" x 9'5" (4.2m x 2.9m)

Total Approximate Floor Area 1,660 Sq. Ft. / 154.2 Sq. M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are taken from planning drawings. 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 or tenant. 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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Mendlesham

VILLAGE CHARM,
COUNTRYSIDE LIVING



Surrounded by open countryside and with a strong sense of community, Mendlesham is a much-loved Suffolk village offering a wonderful balance of rural living and everyday convenience. Just a few miles north of Stowmarket and close to the A140, it is well placed for exploring both the Suffolk countryside and further afield.

The village has a good range of amenities, including a store and Post Office, bakery, fish and chip shop and the welcoming King's Head pub. There's also a health centre with dispensary, community centre, playing fields, playground and skate park, while Mendlesham Primary School is conveniently located within the village.

For those who enjoy the outdoors, there are plenty of footpaths and quiet country lanes for walking, running and cycling, with further leisure facilities available in nearby Stowmarket and Debenham. Stowmarket also offers an excellent choice of shops and places to eat, alongside the Food Museum, Regal cinema and John Peel Centre for Creative Arts.

With regular rail services from Stowmarket and convenient road links via the A140 and A14, Mendlesham combines the tranquillity of village life with excellent connections. It's a place where countryside, community and convenience come together beautifully.



Note from Sowerbys



“Warmth and character brought together with contemporary comfort.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump, underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///donation.shots.storyline

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Land & New Homes Specialists

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