



Mundys Lane, Mendham - IP20 0PD

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& WATSON**

HYBRID ESTATE AGENTS



## Mundys Lane

Mendham, Harleston

This IMPRESSIVE DETACHED FAMILY HOME offers EXTENSIVE ACCOMMODATION extending to approximately 4000 SQFT (stms), perfectly designed for modern living and entertaining. Upon entering, you are greeted by a welcoming hallway that flows seamlessly into the STUNNING 35' KITCHEN/DINING/FAMILY ROOM having been recently re-fitted, which opens into a bright CONSERVATORY. This space could easily accommodate 30 plus people making it an excellent space for gatherings and family events. The property boasts FOUR FURTHER RECEPTION SPACES, in total. Leading from the kitchen space there is a living room with a NEW WOODBURNER as well as access to a further play room via sliding doors and a garden room. There is a private family entrance to a hall with access to a downstairs toilet and stairs to the first floor. A separate office to the front of the house leads back to the main lobby with doors into a modern utility room and laundry room. Internal access to a NEW GARAGE and mezzanine storage area can also be found. Across two levels you will find FIVE IMPRESSIVE BEDROOMS including a LUXURIOUS PRINCIPAL SUITE with a PRIVATE EN-SUITE BATHROOM and DRESSING ROOM, while three further bathrooms ensure comfort for family and guests alike.



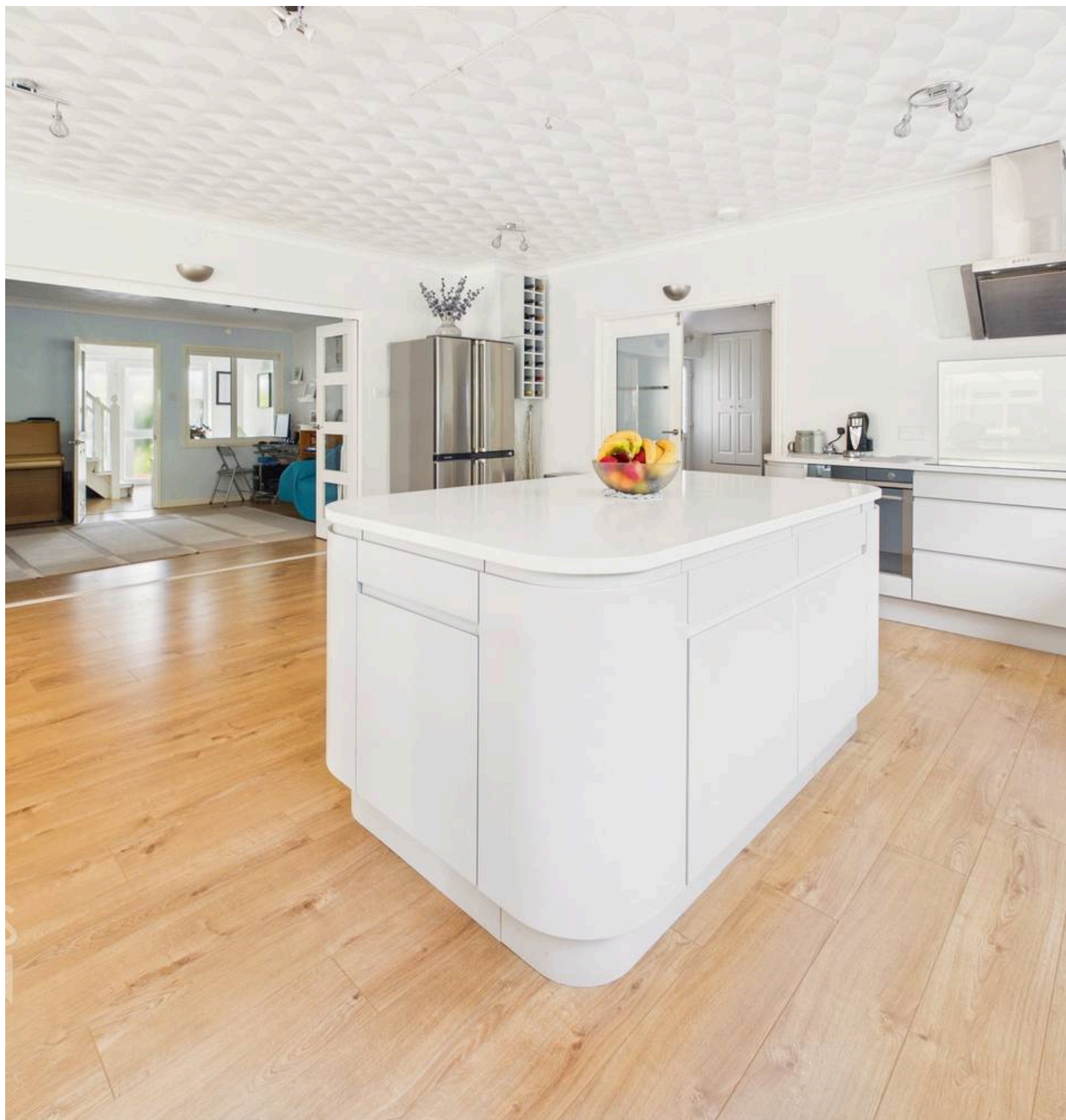
This home is equipped with 12.5 kWh of SOLAR PANELS feeding two TESLA BATTERIES (27 kWh of supply) and TWO EV CHARGERS, delivering exceptional energy efficiency and future-proofing your lifestyle. Throughout, high-quality finishes and thoughtful design create a sense of space and privacy, making this a truly outstanding family residence. Externally, the house offers a GENEROUS PLOT OF APPROXIMATELY 0.5 ACRES (stms) providing a tranquil setting with OPEN VIEWS OVER THE WAVENEY VALLEY beyond. The beautifully landscaped gardens offer expansive lawns, mature planting, and ample space for children to play or for alfresco dining and summer entertaining. A large driveway provides PLENTY OF PARKING for multiple vehicles, complemented by a NEWLY BUILT GARAGE (ideal for storage, a workshop, or hobby space). The grounds are bordered by established hedging and trees, ensuring privacy and a sense of seclusion, while still enjoying the far-reaching vistas of the surrounding countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Ideally situated within the quiet village of Mendham, the property is a short drive to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.



- Impressive Detached Family Home
- Extensive Accommodation Extending To Approximately 4000 SQFT (stms)
- 12.5 kWh of Solar Panels Feeding Two Tesla Batteries With 27 kWh of Supply & Two EV Chargers
- Stunning 35' Kitchen/Dining Room Into Conservatory
- Four Further Reception Spaces & Two Utilities
- Five Impressive Bedrooms & Four Bathrooms Over Two Floors
- Generous Plot Of Approx 0.5 Acres (stms) With Views Over The Waveney Valley
- Plenty Of Parking On Driveway & Newly Built Garage With Mezzanine Level

#### SETTING THE SCENE

Approached via Mundys Lane there is a hard standing driveway with a secure five bar gate onto the expansive hard standing parking area for multiple vehicles. The driveway leads to the newly built garage with electric up and over door. The wraparound gardens incorporate lawn areas, mature planting and a wildflower garden. The side entrance door to the porch can be found off the driveway with a secure gate leading to the rest of the gardens and plot.

#### THE GRAND TOUR

Entering the home via the main entrance door to the front, there is a spacious lobby which includes an electrical cabinet housing the property's eco tech and electrics. A utility room with fitted storage, wet-room shower facility and Belfast sink can be found straight ahead and to the left is a separate wing complete with ground floor shower room and a laundry room as well as the large double bedroom with space for a study area. Access to the integral garage can also be found off the bedroom. Heading in the other direction off the lobby area is the stunning 35' kitchen/dining room, a light filled family friendly space suitable for large gatherings and entertaining. The kitchen is fitted to a high specification with a range of sleek base level units and quartz worktops over with rounded edges, including a large central island unit. The kitchen offers integrated appliances including electric oven and induction hob with extractor fan over, dishwasher and space for a large double fridge/freezer. The kitchen flows into the dining space with the conservatory found beyond that. From the kitchen/dining room, concertina doors lead into the family room as well as double doors to the separate main sitting room complete with woodburner. The sitting room provides access to a small enclosed alcove ideal as a reading nook. A further door into the central hallway provides access to a useful downstairs toilet, stairs to the first floor landing, a door back to the family room, as well as a door into the entrance porch and a door into the front office. The office is a large space which could be used in a number of different ways, including as a room to run a home business from.

Heading up to the first floor landing you will find four bedrooms and three bathrooms. There is a bathroom and a separate shower room to the far end serving three bedrooms. The master suite is a very impressive space with a generous bedroom area, walk in wardrobe tucked around the corner, dressing area and an en-suite shower room. There is plenty of storage on the first floor with eaves storage, cupboards and fitted wardrobes.

#### FIND US

Postcode : IP20 0PD

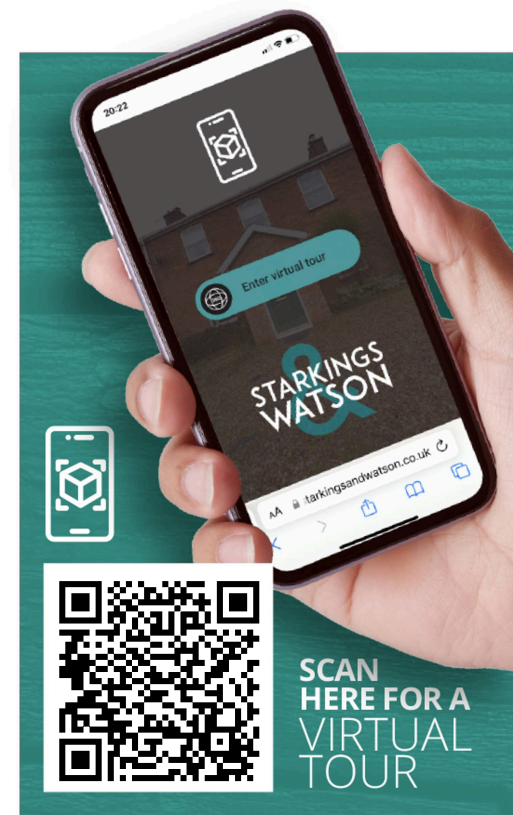
What3Words : ///heightens.notched.spoons

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised there are 12.5 kWh solar panel array feeding two Tesla batteries with capacity of 27 kWh for whole house supply. Solar feeds two new EV chargers on opposite sides of the property.



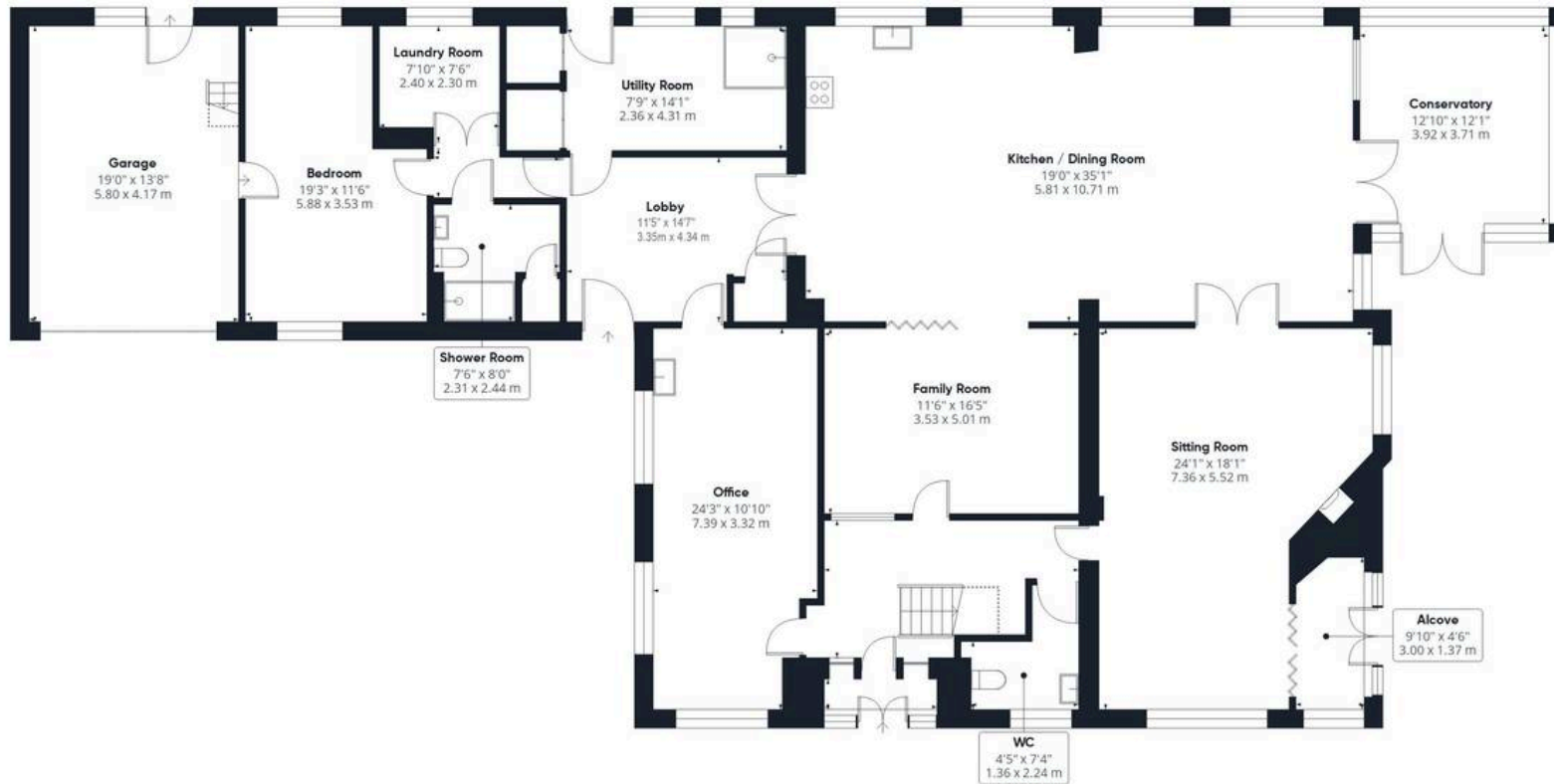




## THE GREAT OUTDOORS

In addition to the front gardens and impressive driveway, beyond the five gate to the side there is generous side and rear gardens with a good degree of privacy. A large paved hard standing patio area can be found to the side of the house with a covered pergola over providing the ideal space for family gatherings. The patio flows onto the well kept lawns surrounded by mature trees and shrubs with the garden enclosed by timber fencing. Within the garden there is also a large timber shed.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

4000 ft<sup>2</sup>  
378.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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