

Aldreds
Estate Agents



Wren Cottage Withersdale Road

Mendham, Harleston, IP20 0JB

Asking Price £425,000



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Aldreds are delighted to offer this executive three bedroom semi detached home, situated in the highly desirable village of Mendham, just on the outskirts of Harleston. This outstanding family home offers spacious and versatile accommodation throughout, comprising a welcoming entrance hall with feature galleried staircase, ground floor WC, generous lounge, and a stunning L-shaped open plan kitchen/diner. The kitchen/diner features bi-folding doors opening onto the rear garden. To the first floor, there is a spacious central galleried landing, three double bedrooms, with the master bedroom benefiting from an ensuite shower room, and a stylish family bathroom. The upstairs bedrooms also enjoy attractive views across the surrounding open fields. Externally, the property benefits from a large driveway providing ample off road parking for several vehicles, along with an oversized garage. To the rear are beautiful lawned gardens, which enjoy a wonderful open aspect backing directly onto fields. The property has been finished to a high standard with quality fixtures and fittings throughout. It also benefits from a state-of-the-art central heating system powered by an air source heat pump, making this an exceptionally energy efficient modern home. Ideally located, the property provides easy access to Diss, which offers excellent rail connections to London, while Harleston and the surrounding countryside are also within convenient reach. An early viewing is strongly recommended to fully appreciate the quality, space, location and exceptional setting this impressive family home has to offer.

Wide Entrance Hall

Ceramic tiled flooring, feature galleried staircase leading to the first floor, composite sealed unit double glazed entrance door, understairs storage cupboard.

Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level WC, wall mounted sink with tiled splashbacks, extractor fan, inset spotlighting.

Lounge

20'0" x 12'0" (6.12 x 3.68)

Fitted carpet, flat plastered ceiling, uPVC window, power points, TV point.

'L' Shaped Open Plan Kitchen/Diner

19'10" x 19'0" (max) (6.06 x 5.81 (max))

A range of quality fitted kitchen units with extended work surfaces, stainless steel sink with draining board, a full range of integrated appliances including a washing machine and dishwasher, Smeg range cooker with matching double width extraction cooker hood, recess for American style fridge/freezer, power points, triple aspect uPVC windows, bi-folding doors leading out to the rear garden, inset spotlighting, power points, ample space for family size dining table and chairs, TV point.





Impressive Wide Galleried Landing

Fitted carpet, flat plastered ceiling, loft access leading to insulated loft space, feature galleried staircase.

Bedroom 1

14'0" x 10'2" (4.29 x 3.12)

Feature vaulted ceiling, Velux style window along with a uPVC window providing field views to the rear, radiator, power points, TV point, door to:-

Ensuite Shower Room

Ceramic tiled flooring, quality fitted shower suite comprising of an oversized fully tiled shower cubicle, low level WC, wall mounted sink, full length heated towel rail, feature vaulted ceiling with Velux window.

Bedroom 2

11'10" x 10'4" (3.61 x 3.15)

Fitted carpet, feature vaulted ceiling, uPVC window providing open field views, radiator, power points, TV point.

Bedroom 3

11'10" x 9'3" (3.63 x 2.82)

Fitted carpet, uPVC window providing beautiful field views to the rear, radiator, power points, TV point.

Family Bathroom

Ceramic tiled flooring, quality fitted bathroom suite comprising of a panel bath with shower over enclosed by folding glass screen, part tiled walls, pedestal sink, low level WC, heated towel rail, uPVC window.

Outside

To the front there is a large driveway providing ample off road parking for a range of cars or leisure vehicles, leading to a garage with roller door, power points & lighting. Outside to the rear there is a beautifully presented garden which backs on to open fields allowing a very private rear and side aspect, sunken patio seating area, raised lawns, enclosed by high timber fencing with open fencing to the rear providing the stunning field views.

Ref: L2681/08/26



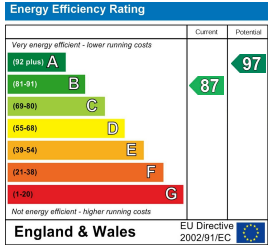
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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