



6543543 Waveney Place, Mendham Lane, Norfolk, IP20 9EW  
£228,750



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Waveney Place is an attractive McCarthy & Stone Retirement Living development set in a peaceful position on Mendham Lane, just a short stroll from the heart of Harleston in the beautiful Waveney Valley on the Norfolk–Suffolk border. The development offers a stylish mix of one and two-bedroom apartments, cottages and bungalows, all thoughtfully designed for easy, independent living for those aged 55 and over.

Each home is finished to a high specification with contemporary fitted kitchens, bright living spaces and modern bathrooms, plus subtle ergonomic touches such as easy-turn taps to make day-to-day life simpler. Residents enjoy a warm, sociable community with access to a stylish shared lounge with Wi-Fi, landscaped gardens, a guest suite for visitors, and the reassurance of a friendly on-site House Manager and a round-the-clock emergency call system.

Harleston itself is a charming, well-connected town with a vibrant community spirit, independent cafes and traditional pubs, more than 147 listed buildings, and plenty of opportunities for walking, fishing and golf in stunning countryside surroundings. With flexible purchase, rental and Shared Ownership options available, prices start from £229,995 to buy, £1,875 pcm to rent, or £150,000 for a 75% Shared Ownership share. Well-behaved pets are welcome, and a range of moving incentives — including Part Exchange and a free downsizing consultation — can help make your move stress-free.

## Description



## Situation



null  
Council Tax Band:  
Available:

# Floor Plans



# Area Map



# Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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