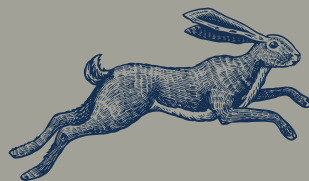




Residence 5
Harewood
MENDLESHAM



SOWERBYS
Land & New Homes Specialists



INTRODUCING

Residence 5

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



Three-Bedroom Link-Detached New Home

Contemporary Masterclass Kitchen with
Quartz Worktops, Generous Kitchen/
Dining Room with Garden Access

Separate Sitting Room with Wood-Burning Stove
and Versatile Snug/Study, Ideal for Home Working

Principal Bedroom with En-
Suite and Fitted Wardrobe

Separate Utility Room and Ground-Floor WC

Air Source Heat Pump with Ground-
Floor Underfloor Heating

Private Driveway, Single Garage
and Parking for Two Cars

Attractive Garden with Terrace for Outside Dining

Part of the Thoughtfully Designed
Harewood Development

Village Setting with Amenities, Schooling
and Stowmarket within Easy Reach



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— Designed for Living —

Set within the thoughtfully designed Harewood development in the Suffolk village of Mendlesham, Residence 5 is a beautifully finished three-bedroom home where generous proportions, a high-quality specification and flexible living spaces combine to create a home well suited to modern life.

The kitchen and dining room is naturally the sociable heart of the house, with a contemporary Masterclass kitchen, quartz worktops and integrated appliances creating a smart yet practical space for everyday meals or entertaining. French doors open directly onto the garden, making it easy to take life outside during the warmer months, while the adjoining utility keeps the practicalities of day-to-day living neatly separate.

Importantly, the ground floor offers more than open-plan living alone. A generous sitting room provides a comfortable place to retreat at the end of the day, centred around a wood-burning stove, while the separate snug or study gives the house genuine flexibility – equally useful as a home office, playroom or quieter second reception room.

Upstairs, all three bedrooms are well proportioned. The principal bedroom is particularly generous, with built-in storage and its own ensuite shower room, while the remaining bedrooms share the family bathroom. The finish throughout reflects the wider Harewood specification, with Suffolk Oak internal doors, contemporary sanitaryware and carefully considered detailing giving the home a reassuring sense of quality.

Outside, the traditional rendered exterior, tiled roof and attractive porch give Residence 5 a pleasing village-inspired appearance, complemented by landscaped planting and estate-style railings to the frontage. A private driveway provides parking for two cars alongside the single garage, while the rear garden offers space to relax, entertain or simply enjoy outside life.

Practicality has also been considered beyond the layout. An air source heat pump provides hot water and underfloor heating to the ground floor, with radiators upstairs, while the garage has light and power and provision is made for an electric vehicle charging point.

Harewood itself enjoys a semi-rural setting while remaining firmly connected to village life. Mendlesham offers everyday amenities, a primary school, health centre and opportunities for walking and cycling, with Stowmarket approximately six miles away providing wider shopping, leisure facilities and rail connections.

Residence 5 is ultimately a home that gets the balance right – characterful in appearance, contemporary in finish and, perhaps most importantly, designed with enough flexibility to adapt comfortably to everyday family life.

— Specification —

CONSTRUCTION

- Traditional rendered exterior in a light finish
- Slate grey pantile roof
- Traditional brick detailing
- Black uPVC guttering and downpipes
- Timber entrance door
- Agate Grey uPVC windows and French style/patio doors

KITCHEN

- Contemporary Masterclass handleless kitchen 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 cabinetry in smooth silk light grey with brushed nickel T-bar handles
- Duropal Clay Sangha Wenge worktop and upstand
- Stainless steel inset sink and drainer
- Saneux Tempus chrome mixer tap

BATHROOM AND EN-SUITE

- Contemporary Saneux white sanitaryware
- Saneux Matteo back-to-wall WCs with soft-close seats
- Saneux Pascale chrome brassware
- Low-profile shower tray with Saneux glass screen/doors to ensuite
- Bath
- Large-format Ashlar ceramic wall tiles in warm taupe
- Mink tumbled-edge limestone shelving
- Dual-fuel heated towel radiators

HEATING AND ENERGY

- 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
- Highly thermally efficient windows and doors

INTERNAL FINISHES

- Suffolk Oak internal doors with contemporary chrome ironmongery
- Traditional staircase with softwood newels and hardwood handrail
- Square-edge skirting and architraves
- Kitchen and entrance hall finished with timber engineered grey-stained oak flooring
- Warm taupe Ashlar ceramic flooring to utility, bathrooms, en-suite and WC
- Carpets to sitting room, stairs, landing and bedrooms
- Walls and ceilings finished in Crown Classic Collection 'Tottington White'
- Skirting and architraves finished in matching 'Tottington White' satinwood

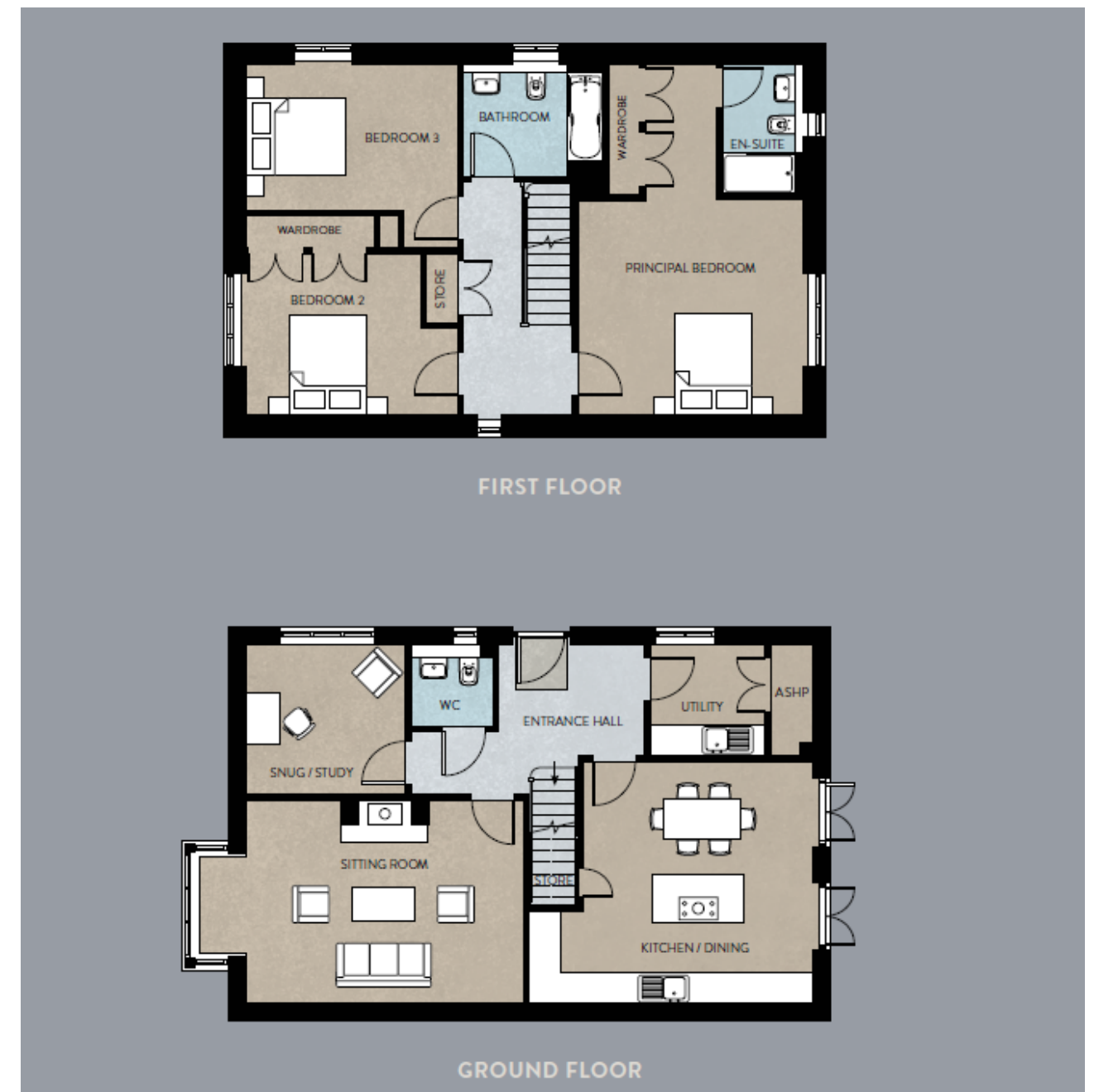
ELECTRICAL AND CONNECTIVITY

- Combination of downlights, uplights, wall lights and pendants
- Dimmer switches to sitting room
- TV and BT points to selected rooms
- Pre-wiring for Sky TV connection room applicable
- Broadband provision
- Alarm/CCTV spur for future connection
- Hard-wired smoke and heat detectors
- External power socket
- Contemporary external lighting
- Light and power to garage
- Pre-wiring for electric vehicle charging point

EXTERNAL

- Landscaped front garden with turf, planting, hedging and trees where applicable
- Rear garden prepared and seeded
- Saxon textured buff terrace, paths and steps
- Mix of estate railings, fencing and other plot-specific boundary treatments
- Gravel or asphalt driveway
- Single garage with colour-matched up-and-over door
- External water tap
- Bin storage area





GROUND FLOOR

Kitchen/Dining Room
15'4" x 14'4" (4.7m x 4.4m)

Sitting Room
17'7" x 10'2" (5.4m x 3.1m)

Snug/Study
9'5" x 10'2" (2.9m x 3.1m)

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

Total Approximate Floor Area 1,678 Sq. Ft. / 155.9 Sq. M.

FIRST FLOOR

Principal Bedroom
14'4" x 14'1" (4.4m x 4.3m)

Bedroom Two
12'1" x 10'8" (3.7m x 3.3m)

Bedroom Three
13'7" x 9'8" (4.2m x 3.0m)

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



“A considered blend of character, comfort and contemporary living.”



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

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SOWERBYS

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