



Mendham Lane, Harleston IP20 9DW

welcome to

Mendham Lane, Harleston

A welcoming and immaculately presented 3-bedroom semi-detached home in Harleston, featuring a generous lounge, contemporary kitchen/diner with doors to a south-facing garden and en-suite to the primary bedroom. Outside benefits include a lawned garden with decking, off-road parking, and a garage.

Entrance Hall

Stairs, radiator, double glazed entrance.

Cloakroom

W/C, double glazed window to front aspect, wash basin.

Lounge

14' 7" x 11' 6" (4.45m x 3.51m)

Double glazed window to front aspect, radiator, hard flooring.

Kitchen / Diner

14' 9" x 9' 7" (4.50m x 2.92m)

Double glazed window and French door to rear aspect, radiator, base and wall units, space for white goods, integrated oven, electric hob and extractor fan, built in sink.

Landing

Loft hatch, carpet flooring.

Bedroom 1

11' 6" Max x 9' 4" (3.51m Max x 2.84m)

Double glazed window to front aspect, radiator, carpet flooring.

En-Suite

Double glazed window to front aspect, W/C, shower, radiator, wash basin.

Bedroom 2

8' 7" x 8' 3" (2.62m x 2.51m)

Bedroom 3

8' 3" x 5' 9" (2.51m x 1.75m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

Double glazed window to side aspect, bath tub, over head shower, radiator, W/C, wash basin.

Front Garden

Landscaped garden, path.

Rear Garden

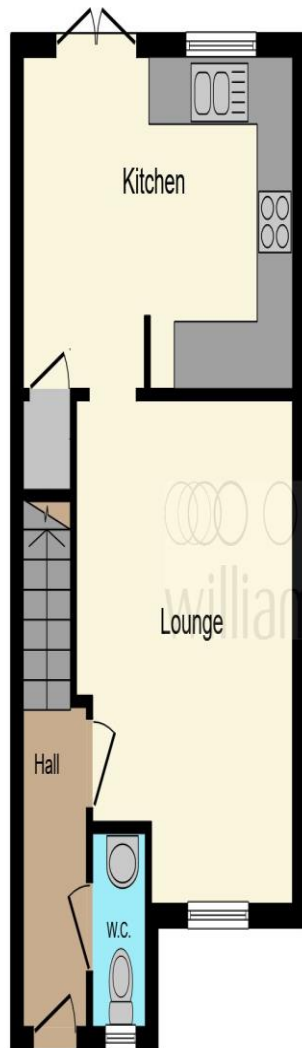
South facing, fenced for boundary, lawn, decking, flower beds, gate at rear.

Parking

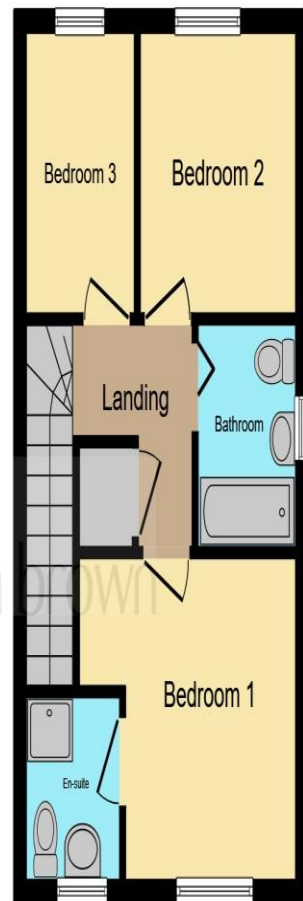
Off road Parking.

Garage

Up and over door, electricity and lights.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Mendham Lane,
Harleston

- Beautiful 3-bedroom semi-detached house
- South facing garden
- Delightful Primary bedroom with en-suite
- Off-road parking and garage
- Sought after location

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over
£230,000



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Property Ref:
DSS111515 - 0002

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