



40 Mendham Lane, Harleston

Guide Price £325,000 - £350,000



# 40 Mendham Lane

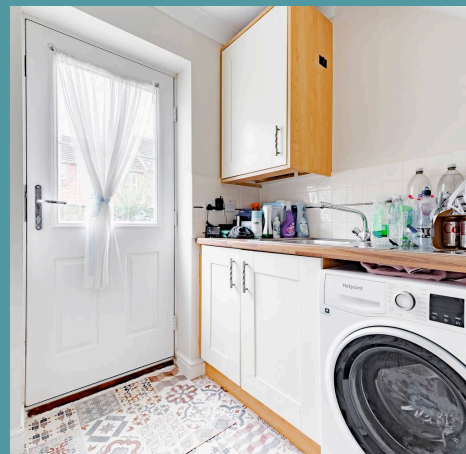
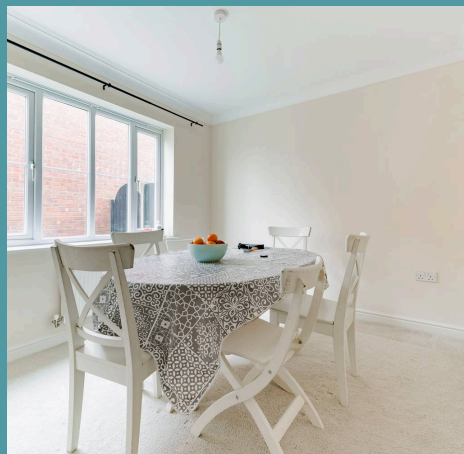
## Harleston

Guide Price £325,000 - £350,000. Moments away from the bustling market town of Harleston, this beautifully presented home offers family living in abundance. A welcoming entrance hall leads to generous living areas, including a light-filled sitting room with French doors to the south-facing garden, a formal dining room, and a well-equipped kitchen/breakfast room with integrated appliances. Upstairs, four well-proportioned bedrooms include a main suite with built-in wardrobes and an en-suite shower room, while a stylish family bathroom serves the remaining rooms. The outdoor space is just as impressive, with a landscaped rear garden, a paved patio for dining, and a garage with power and lighting. With excellent local amenities, schools, and leisure facilities nearby, this home is ideally located for those seeking a vibrant yet peaceful lifestyle.

### The Location

Harleston is a vibrant market town that perfectly balances rural charm with modern convenience. Offering a welcoming atmosphere and a strong sense of community, the town is well-equipped with everything needed for comfortable living. A variety of supermarkets, independent food shops, and local businesses ensure that everyday essentials are always within easy reach. Traditional pubs, cafés, and restaurants provide plenty of options for dining and socialising, making it an inviting place to enjoy a relaxed lifestyle.

For those who love the outdoors, Harleston has plenty to offer. The town features well-maintained recreation grounds, leisure centres, and scenic walking routes, catering to those who enjoy an active lifestyle.







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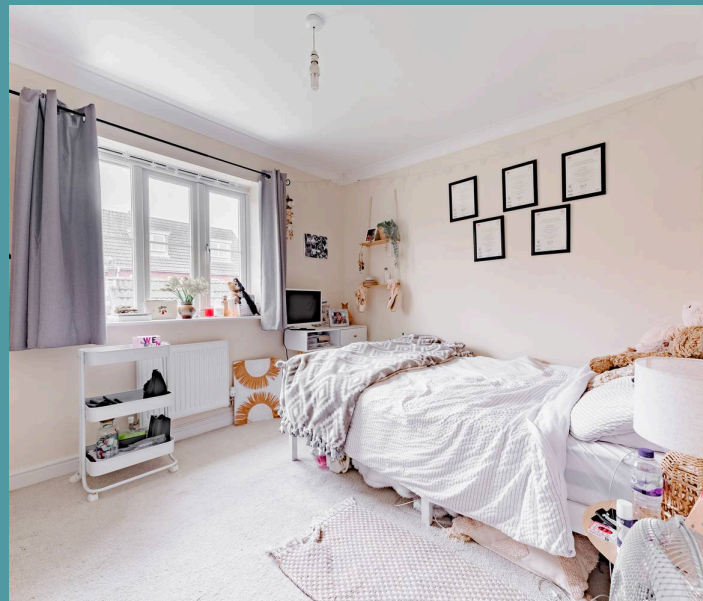
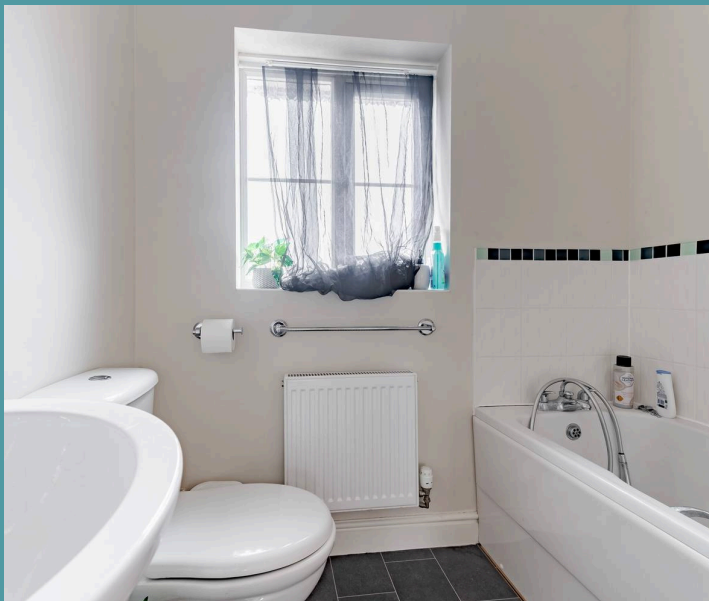
Harleston

### Mendham Lane

A welcoming entrance hall introduces you to the home, complete with stylish wood-effect flooring and access to the main living areas. A useful cloakroom with a two-piece suite sits nearby. The dual-aspect sitting room is a light-filled space, centred around a feature fireplace, with French doors opening onto the rear garden.

Adjacent is the formal dining room, offering a great setting for entertaining. The kitchen/breakfast room is fitted with sleek, contrasting cabinetry, ample worktop space, and integrated appliances, including an electric hob and double oven. A separate utility room provides additional space for white goods and access to the rear garden.

Upstairs, four well-proportioned bedrooms extend from the landing, with the main bedroom enjoying built-in wardrobes and a private en-suite shower room. A stylish family bathroom serves the remaining bedrooms, complete with a shower over the bath.







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### Harleston

The south-facing rear garden offers an excellent outdoor space, predominantly laid to lawn with mature planting around the edges. A paved patio extends from the sitting room, providing the perfect spot for al fresco dining.

The garden also stretches along the side of the property, leading to the garage, which is equipped with power and lighting. To the front, the home benefits from off-road parking and gated access to the rear.

### Agents Note

Sold Freehold

Connected to all mains services

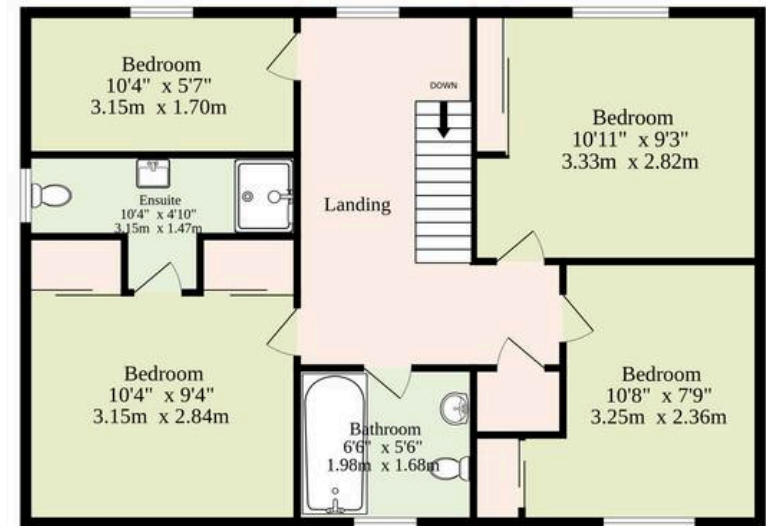
- Guide Price £325,000 - £350,000
- Spacious four-bedroom detached family home
- Bright and airy dual-aspect sitting room with French doors opening to the garden
- Modern kitchen/breakfast room with integrated appliances
- Main bedroom with built-in wardrobes and private en-suite
- Stylish family bathroom with shower over bath
- South-facing rear garden with patio area for outdoor dining
- Separate utility room with garden access
- Garage with power and lighting plus off-road parking
- Close to Harleston's shops schools and leisure facilities



**Ground Floor**  
766 sq.ft. (71.2 sq.m.) approx.



**1st Floor**  
500 sq.ft. (46.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. 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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