



The Ravens Withersdale Road, Mendham Harleston IP20 0JB

welcome to

The Ravens Withersdale Road, Mendham Harleston

No Onward Chain Situated in an exclusive development of just six homes, with Suffolk's stunning countryside as its backdrop, this exceptional 2022 build detached bungalow combines contemporary open plan living with modern day comfort and efficiency, creating an effortless village lifestyle.

Entrance Hall

Hard tiled flooring throughout, access to all bedrooms, underfloor heating.

Cloakroom

Tiled flooring, W/C, wash basin, spot lights.

Lounge / Diner

Tiled flooring, under floor heating, bifold doors to the rear aspect, air con unit.

Kitchen

Wall and base units, tiled flooring with underfloor heating, island with storage cupboards, windows to rear aspect, all integrated appliances are Neff. induction hob.

Utility Room

Tiled flooring, space for standard sized white goods, built in sink, access to garage, storage cupboard with water softner.

Bedroom 1

Carpet flooring, window to front and side aspect, air con unit, access to the en suite.

En Suite

Tiled flooring and walls, hand wash basin, shower, heated towel rail, window to the side aspect, W/C.

Bedroom 2

Carpet flooring, air con unit, window to front aspect.

Bedroom 3

Hard flooring and window to side aspect.

Family Bathroom

Tiled flooring, bath, W/C, hand wash basin, over head shower directly over the bath, tiled walls,

heated towel rail.

Rear Garden

Large patio space with steps leading up to the turfed garden, decking area with pergola, fantastic view of the uninterrupted fields.

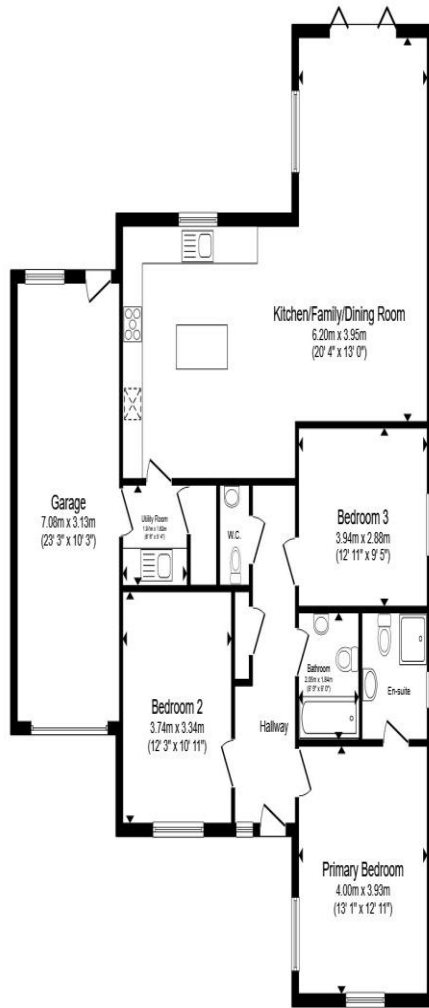
Parking / Garage

Parking - Three off road parking spaces in front of the property.

Garage - Single garage linked with the neighbour, electric roller door, concrete flooring, electric.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 135.6 m² (1,460 sq.ft.) approx

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.propertybox.io



welcome to

**The Ravens Withersdale Road,
Mendham Harleston**

- ****NO ONWARD CHAIN****
- 3 Brilliantly Sized Bedrooms
- Open Plan Living
- Field Views To The Rear Of The Garden
- Approximately 1463 SQ FT / 135 SQ M (STMS) of Floor Space

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

offers in excess of

£475,000



view this property online williamhbrown.co.uk/Property/DSS111864



Property Ref:
DSS111864 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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