



## High Road, Needham, Harleston

Guide Price £395,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Brand New Detached Family Home
- ✓ 10 Year Build Zone Warranty
- ✓ Choice of Kitchen & Personalisation
- ✓ Ground Floor Underfloor Heating
- ✓ 19' Sitting Room/Space for Wood Burner
- ✓ 1400 Sq ft of High Spec Accommodation
- ✓ Choice of Sanitary Ware & Tiling
- ✓ Landscaped Gardens & Garage

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

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This BRAND NEW high specification 1400 Sq ft (stms) DETACHED FAMILY HOME offers a HIGH SPECIFICATION FINISH with FOUR DOUBLE BEDROOMS, FIELD VIEWS and a TRADITIONAL Brick & Block Construction. Set back from the road behind a FLINT facing WALL, an asphalt driveway offers AMPLE PARKING and access to the GARAGE with ELECTRIC DOOR. SCOPE exists to PERSONALISE the FINISH, with the property offering a FAMILY FRIENDLY LAYOUT with UNDERFLOOR HEATING, Neff & Bosch Appliances, OAK WOOD windowsills and OAK WOOD veneered DOORS. Once inside the PORCH with EXPOSED BRICK leads to the RECEPTION HALL with bespoke HANDCRAFTED oak wood STAIRS, sitting room with SPACE for a WOOD BURNER, L-SHAPED KITCHEN with CHOICE of UNITS and WORK SURFACES, and space for DINING and SOFT FURNISHINGS, utility room and CLOAKROOM to the ground floor. The first floor offers four DOUBLE BEDROOMS including the EN SUITE and FAMILY BATHROOM. The GARDENS are PRIVATE and LANDSCAPED with INDIAN SANDSTONE PATIOS and LAWNS.

#### LOCATION

Needham is ideally situated close to the vibrant market town of Harleston which is filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP20 9LF), but to help you...From Diss join the A143 towards Harleston, pass the

village of Brockdish and at the roundabout take the third exit toward Needham. The property can be found set back from the road on the right hand side, indicated by our For Sale board.

#### CONSTRUCTION NOTES

The property forms part of a development of two properties, and some of the photos used may relate to either property, whilst being digitally enhanced to improve the marketing of the property whilst still under construction. Potential purchasers should satisfy themselves before proceeding as to the expected finish.

- LED Lighting Installed for Energy Efficiency
- High Specification Worcester Gas Boiler and ECO efficient radiators.
- Private Sewerage Treatment Plant

This property offers a choice of finish to some areas, and a Provisional Cost is in place. If a different style is chosen, any cost difference will have to be discussed.

Set back from the road the property is approached via a asphalt driveway with grey resin chips providing off road parking for several vehicles with access leading to the main property, ramped entrance and adjacent single garage. A flint faced brick wall can be found to the front boundary with gated access leading to the rear garden.

Composite entrance door to:

#### ENTRANCE PORCH

Finished with exposed brick walls and ready for flooring with uPVC double glazed windows to side x2, smooth ceiling, double glazed composite entrance door to:



### RECEPTION HALL

This welcoming space is ready for flooring with under floor heating underfoot, uPVC double glazed window to front, telephone point, thermostat heating control, bespoke handcrafted oak wood stairs to first floor landing, smooth ceiling with recessed spotlighting, doors to:

### SITTING ROOM

19' 5" x 12' 1" Max. (5.92m x 3.68m) Centred around the feature exposed brick fire place with inset timber beam and potential for the installation of a cast iron wood burner, the sitting room is ready for flooring with underfloor heating underfoot, dual aspect uPVC double glazed windows to front and rear, television and network points x3, thermostat heating control, smooth ceiling, door to:

### KITCHEN/DINING/FAMILY ROOM

20' 6" x 19' 6" Max. L-Shaped. (6.25m x 5.94m) Offering a versatile open plan space with potential to further personalise this room which currently offers ample space for dining and soft furnishings. Offering a dual aspect with views to the front and rear, doors lead to the main reception hall and utility room beyond. The room is ready for flooring with underfloor heating underfoot, uPVC double glazed window to front and side, uPVC double glazed French doors to rear garden, thermostat heating control, high level television and power sockets, USB charging sockets, kitchen offering a fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, matching up-stands, inset 'Neff' 90cm electric ceramic induction hob with glass splash backs and extractor fan, built-in 'Neff' eye level electric double oven, integrated 'Bosch' dishwasher, integrated 'Neff' fridge

freezer, under cupboard lighting, room for breakfast bar or island, smooth ceiling with recessed spotlighting, door to:

### UTILITY ROOM

8' 4" x 6' 8" (2.54m x 2.03m) Matching fitted range of wall and base level units with solid wood work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, ready for flooring with underfloor heating, space for washing machine and tumble dryer, wall mounted 'Worcester' gas fired central heating boiler, uPVC double glazed window to rear, composite double glazed door to side, thermostat heating control, cupboard housing electric fuse box, underfloor heating manifold and cabling for network points, smooth ceiling with recessed spotlighting, door to:

### CLOAKROOM

Offering a choice of sanitary ware with two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, choice of tiled splash backs and flooring, underfloor heating, uPVC obscure double glazed window to side, extractor fan, smooth ceiling with recessed spotlighting.

### STAIRS TO FIRST FLOOR LANDING

The bespoke oak wood handcrafted stairs lead to the first floor landing which is ready for flooring, smooth ceiling with recessed spotlighting and loft access hatch, doors to:







#### DOUBLE BEDROOM

17' 5" x 8' 7" Max. (5.31m x 2.62m) Ready for flooring, radiator, uPVC double glazed window to front with views across the Waveney Valley beyond, television point and network points, USB charging sockets, smooth ceiling.

#### DOUBLE BEDROOM

13' 1" x 10' 6" Max. (3.99m x 3.2m) Ready for flooring, radiator, uPVC double glazed window to rear with field views, television and network points, USB charging sockets, smooth ceiling.

#### FAMILY BATHROOM

Ready for your choice of sanitary ware and offering a four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, shower cubicle with thermostatically controlled shower, choice of tiled splash backs or 'Aqua board' splash backs, choice of flooring with under floor heating, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting.

#### DOUBLE BEDROOM

15' 11" x 11' Max. (4.85m x 3.35m) Ready for flooring, radiator, uPVC double glazed windows to side and rear with field views, television and network points, USB charging sockets, smooth ceiling with recessed spotlighting, door to:

#### EN SUITE

Ready for your choice of sanitary ware with a three piece suite comprising low level W.C, hand wash basin set within

vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, choice of tiled splash backs or 'Aqua board' splash backs, choice of flooring with underfloor heating, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting.

#### DOUBLE BEDROOM

15' 3" x 8' 7" Max. (4.65m x 2.62m) Ready for flooring, radiator, uPVC double glazed window to front with views across the Waveney Valley beyond, television and network points, USB charging sockets, smooth ceiling.

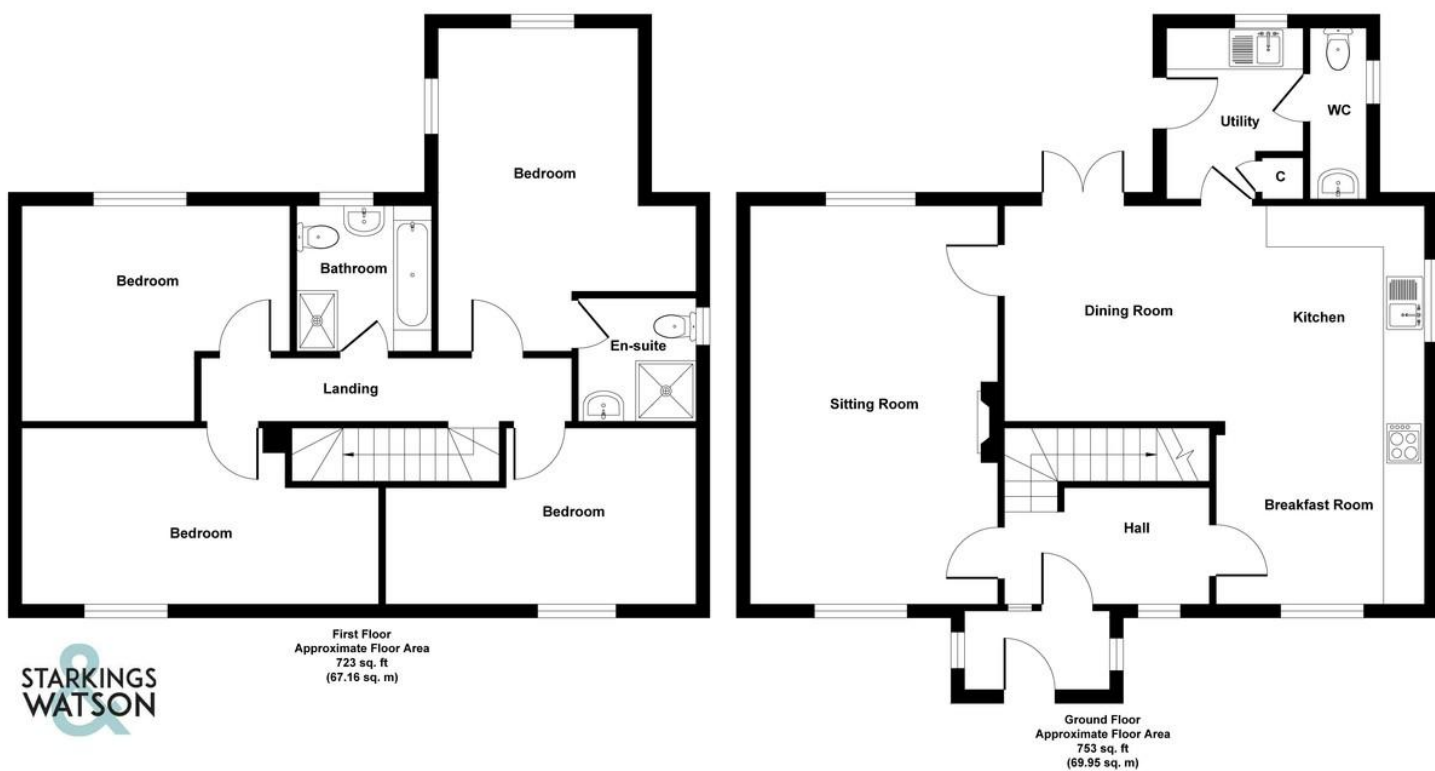
#### OUTSIDE REAR

Having been fully landscaped the garden is currently undergoing the final preparations with a well proportioned Indian Sandstone with charcoal set edging patio providing the perfect space to enjoy the evening sun. The garden extends with a pathway leading to the garage with gated access to the adjacent driveway, and the main garden being laid to lawn. Raised borders can be found to the rear with potential for planting whilst the garden is enclosed with brick walling.

#### GARAGE

18' 3" x 9' 8" (5.56m x 2.95m) Electric roller door to front, door to side, storage above, power and lighting.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

#### Centralised Hub:

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