



**High Road, Needham, Harleston, IP20 9LB**  
**Guide Price £325,000 - £350,000**



ENJOYING A PLEASING POSITION, THIS SPACIOUS (OVER 1,000 SQ FT) DETACHED BUNGALOW IS SET UPON A LARGE PLOT BENEFITTING FROM A GARAGE, SOUTHERLY FACING REAR GARDENS AND BEAUTIFUL FAR REACHING RURAL VIEWS.

# High Road, Needham, Harleston

## Key Features

- Southerly facing gardens
- Garage
- Well presented throughout
- Field views
- Light & spacious rooms
- 3 double bedrooms
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.

## Situation

Enjoying a pleasing position backing onto open rural fields, the property is found set back from a small lay-by which adjoins to High Road. The attractive village of Needham offers a lovely assortment of many period and modern properties within the beautiful countryside surrounding the Waveney Valley. The historic market town of Harleston lies a couple of miles to the north and provides an extensive range of day to day amenities and facilities. The market town of Diss is within a 15 minute drive away and has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property comprises a spacious three bedroom detached bungalow being of brick and block cavity wall construction under a pitched interlocking tiled roof, upvc double glazed windows, whilst being heated by a gas fired central heating boiler via radiators. The property is well presented throughout with well proportioned rooms all flooded by plenty of natural light.

## Externally

Set back from the road and approached via a hard standing driveway with off-road parking for two vehicles leading up to the garage. The front gardens are of low maintenance enclosed by hedging. A pathway gives access to the rear gardens and are predominantly laid to lawn with a leafy green outlook enclosed by panel fencing having a shed, greenhouse, summer house and patio area creating an excellent space for alfresco dining. Particular notice is drawn to the outstanding views over the unspoilt rural countryside.



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The rooms are as follows:

**ENTRANCE PORCH:** 5' 10" x 3' 8" (1.78m x 1.14m) Aspect to front over the front gardens, a good space for shoes and coats and giving access to the reception room.

**RECEPTION ROOM ONE:** 16' 10" x 13' 11" (5.15m x 4.25m) With window to front being a spacious reception room with large bay window giving plenty of natural light. Access to the inner hall and reception room two.

**RECEPTION ROOM TWO:** 7' 9" x 13' 8" (2.38m x 4.18m) With window to rear, a space for dining table and chairs, large serving hatch to side and archway to kitchen. Access to rear gardens via French double doors.

**KITCHEN:** 9' 10" x 13' 8" (3.01m x 4.18m) With window to rear, the kitchen offers a good range of wall and floor units with roll top work surfaces, four ring gas hob with extractor above, integrated oven, stainless steel sink with drainer and mixer tap. Access to utility room.

**UTILITY:** 5' 1" extending to 9' 6" x 10' 7" narrowing to 5' 2" (1.56m extending to 2.90m x 3.23m narrowing to 1.60m) With window to side, storage cupboards, porcelain sink, space for fridge freezer. Access to wc and rear gardens via side door. Tiled flooring.

**WC:** 3' 4" x 4' 11" (1.04m x 1.50m) With window to side, low level wc and tiled flooring.

**INNER HALL:** 9' 4" narrowing to 5' 5" x 8' 3" narrowing to 4' 2" (2.85m narrowing to 1.66m x 2.54m narrowing to 1.29m) Giving access to the three double bedrooms, bathroom and airing cupboard to side.

**BEDROOM ONE:** 12' 1" x 12' 11" (3.70m x 3.94m) With window to rear aspect having views over the rear gardens and fields beyond, being a spacious double bedroom with built-in wardrobes.

**BEDROOM TWO:** 9' 5" x 12' 11" (2.89m x 3.94m) With window to front overlooking the front gardens, being a spacious double bedroom with built-in wardrobes.

**BEDROOM THREE:** 9' 5" x 9' 4" (2.88m x 2.87m) With window to front overlooking the front gardens, being a double bedroom.

**BATHROOM:** 5' 4" x 9' 5" (1.64m x 2.88m) With window to rear comprising a walk-in shower cubicle, low level wc and hand wash basin over vanity unit. Tiled splashbacks.

**GARAGE:** 8' 11" x 19' 2" (2.74m x 5.86m) Worktop space to rear, electric door, loft hatch with ladder to partly boarded loft.

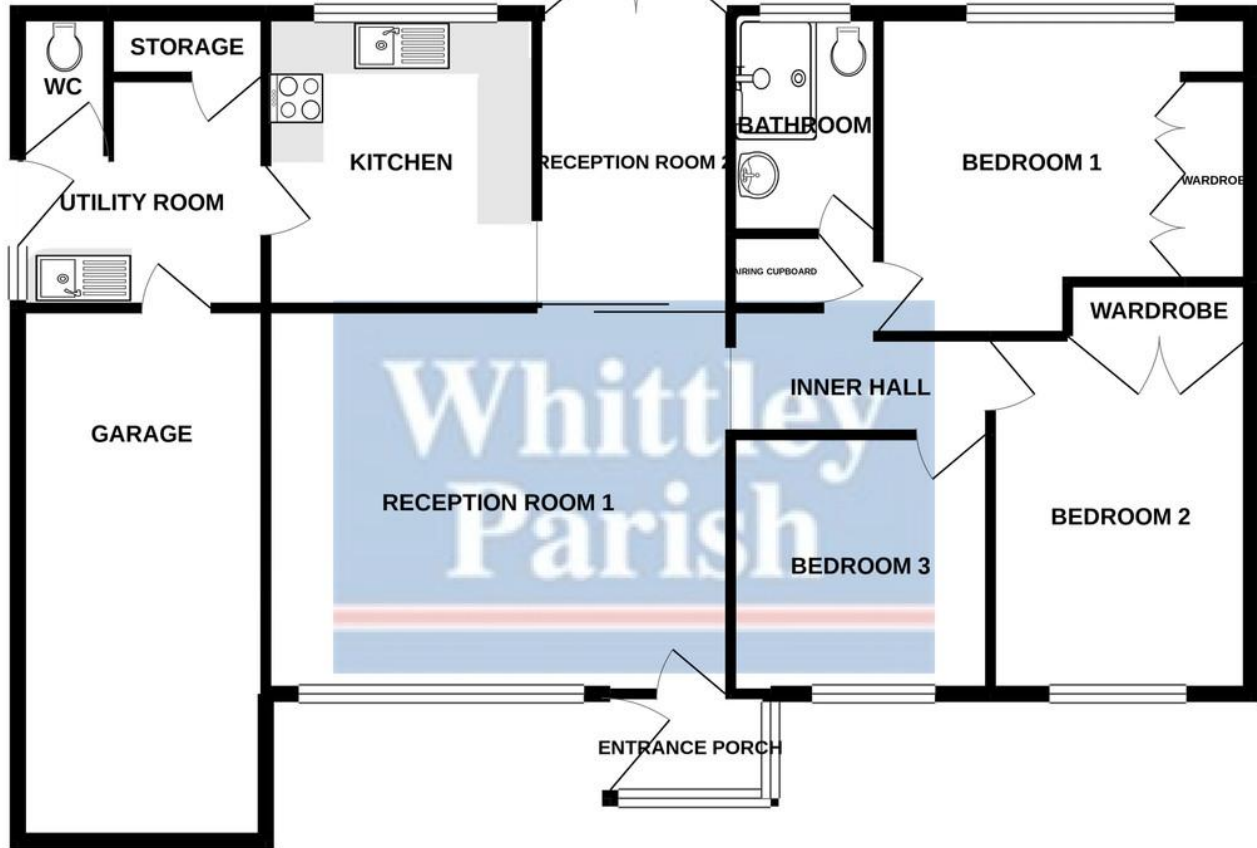
**VIEWINGS:** Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 7844



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GROUND FLOOR  
1174 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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