

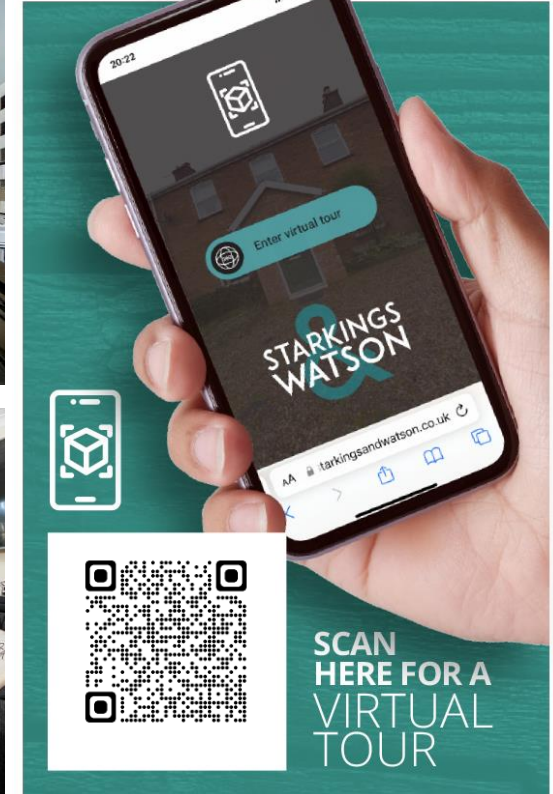
REDENHALL ROAD

Harleston IP20 9HE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE
PROPERTY



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STARKINGS
&
WATSON

- Detached Chalet Style Home
- Quiet Cul-De-Sac Location
- Flexible Accommodation
- Approximately 1400 Sq Ft (stms)
- L-Shaped Reception Space
- Four Bedrooms Over Two Floors
- Two Bathrooms & Cloakroom
- Generous & Private Garden Plot

Having been IMPROVED and updated over the years, this DETACHED and FLEXIBLE FAMILY SIZED HOME offers accommodation of approximately 1400 sq ft (stms), with flexible living and bedroom space over two floors, as well as PRIVATE CORNER PLOT of approximately 0.15 of an ACRE (stms). Located just on the outskirts of the POPULAR MARKET town of HARLESTON within a small cul-de-sac, the property has plenty to offer with the internal accommodation comprising an entrance hall, cloakroom, L-shaped sitting/dining room, kitchen, TWO DOUBLE BEDROOMS and a well fitted family bathroom completing the ground floor. On the first floor there are a further TWO BEDROOMS and another bathroom. Externally, the garden wraps around the rear and side, extending all the way to the road meaning its VERY PRIVATE and offering plenty of space. You will also find the double garage with part converted into a UTILITY ROOM.

LOCATION

Ideally situated close to the centre of the vibrant market town of Harleston, 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 9HE), but to help you...From the centre of Harleston proceed out of the town along the Redenhall Road. Take the right hand turning onto High Court where the property will be found immediately on the left hand side indicated by our For Sale board.

AGENTS NOTE

Please be advised the property has solar panels under contract with approximately 15 years remaining on the lease agreement.

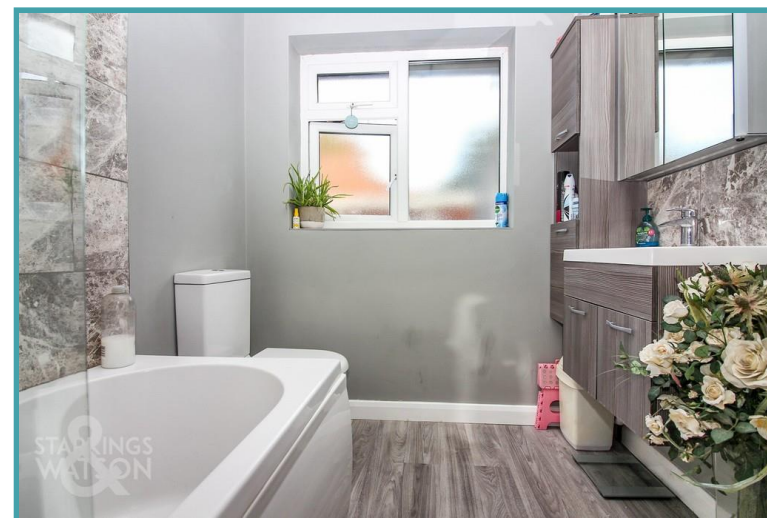
The property is approached via a hard-standing pathway which leads to the double garage/utility and double width driveway. There are steps then leading up the main entrance door.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:

SITTING ROOM



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



16' 6" x 13' (5.03m x 3.96m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side x3, television and telephone points, coved ceiling, opening to:

DINING ROOM

10' 5" x 7' 8" (3.18m x 2.34m) Fitted carpet, radiator, uPVC double glazed sliding patio door to rear, coved ceiling.

KITCHEN

11' 7" x 9' 6" (3.53m x 2.9m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric hob with glass splash back and extractor fan over, built-in eye level electric double oven, space for fridge/freezer, space for washing machine, wood effect flooring, uPVC double glazed window to rear, uPVC double glazed door to rear.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer tap, electric shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror, wood effect flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to side.

DOUBLE BEDROOM

13' x 10' 10" (3.96m x 3.3m) Fitted carpet, radiator, uPVC double glazed window to front.

CLOAKROOM

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

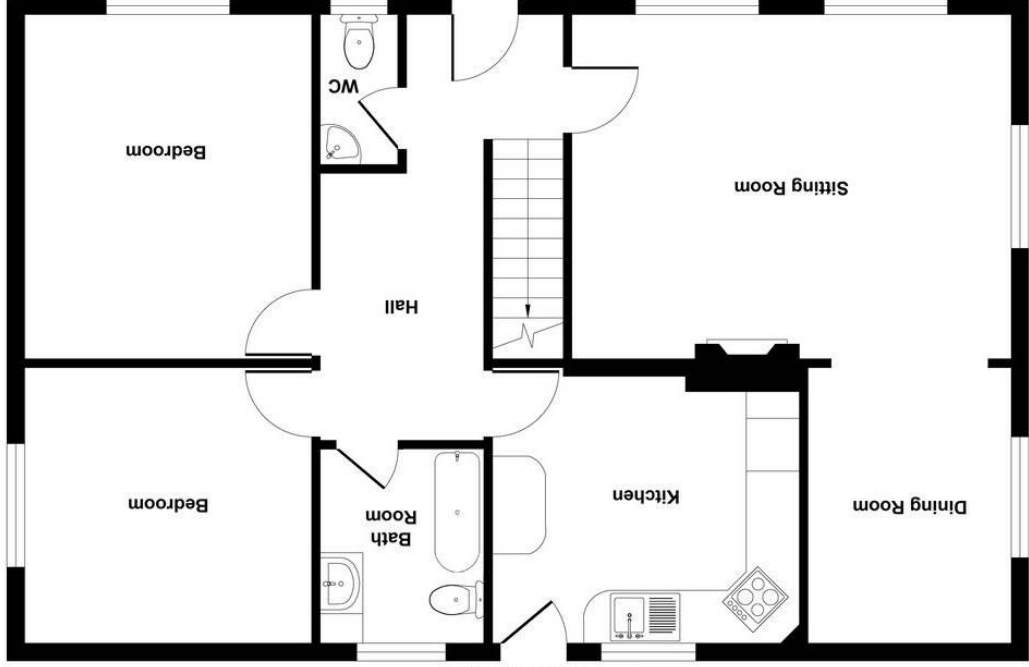
Price:



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Ground Floor
Approximate Floor Area
884 sq. ft
(82.12 sq. m)



Approx. Gross Internal Floor Area 1368 sq. ft / 127.08 sq. m

First Floor
Approximate Floor Area
484 sq. ft
(44.96 sq. m)

