

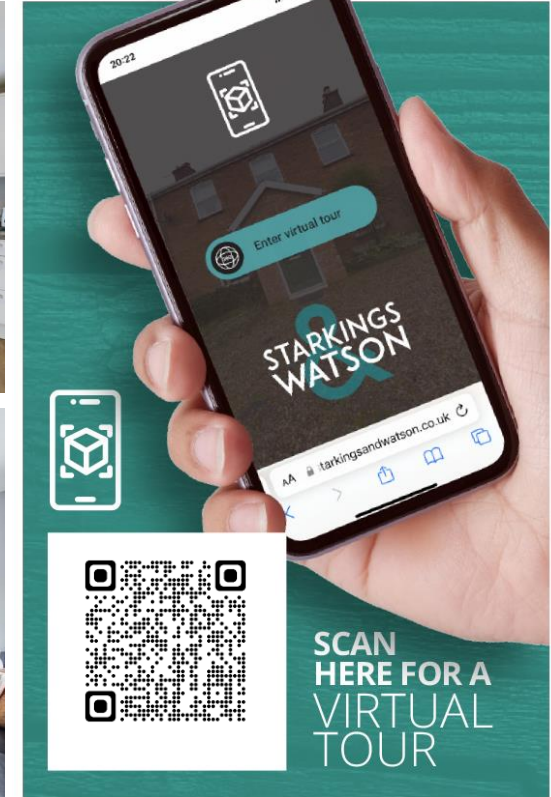
HENRY WARD ROAD

Harleston IP20 9EZ

Freehold | Energy Efficiency Rating : C

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

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STARKINGS WATSON

- Immaculate Detached Family Home
- Open Plan Kitchen/Dining Room
- Ground Floor Study/Bedroom
- Utility Room & Cloakroom
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Lawned Garden with Patio
- Driveway Parking for Three Cars

IN SUMMARY

NO CHAIN. This IMMACULATE and EXTENDED link-detached home offers close to 965 Sq. ft (stms) of accommodation including a REAR EXTENSION and CONVERTED GARAGE. Offering a FLEXIBLE LAYOUT including either THREE or FOUR BEDROOMS, the property is ideal for a FAMILY, with room to grow. The LIGHT and BRIGHT interior has been created with a modern décor, with the accommodation comprising a HALL ENTRANCE, 13' sitting room, OPEN PLAN KITCHEN and DINING ROOM, rear conservatory, inner hall with STORAGE, study/family room with could be a BEDROOM, utility room and CLOAKROOM to the ground floor. Upstairs, THREE BEDROOMS lead off the landing, along with the family bathroom which includes a SHOWER over the bath. To the outside, there is AMPLE PARKING to front, and a LOW MAINTENANCE rear garden with a PRIVATE aspect.

SETTING THE SCENE

A well kept hard standing driveway offers side by side parking for several vehicles. A gated access leads to the rear garden, whilst a storm porch leads to the front door.

THE GRAND TOUR

The front door leads into the hall entrance with wood effect flooring under foot, stairs in front of you and storage below. Attractive wood panelling and feature wall paper makes for an inviting entrance, with the first door on your right being the sitting room, with space for a media unit and a uPVC double glazed window facing to front. The kitchen is in the centre, with a re-fitted range of wall and base level units, with space for a Range style cooker, square edge work surfaces, and an inset sink unit with matching up-stands. The kitchen is open plan to the dining room which continues with wood effect flooring and a vertical radiator. Sliding doors open to the conservatory, which extends the living space and offers full height windows to all sides. The inner hall offers further storage, with doors leading off to the study/family room currently used as a bedroom, and also to the utility room with space for white goods, a door to the garden and a cloakroom. Upstairs, the three bedrooms lead off the landing, all with fitted carpet, one currently used as a home office, and also the family bathroom with a shower over the bath and fully tiled walls.

THE GREAT OUTDOORS

The rear garden is low maintenance with a large patio and hard standing area, with adjacent lawn and enclosed timber fenced boundaries. Various planting can be found, with a metal shed tucked away to one corner, with an additional timber shed. Gated access leads to the front.



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Bungay Office on **01986 490590**



OUT & ABOUT

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 and shops 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.

FIND US

Postcode : IP20 9EZ

What3Words : ///supposes.swan.hoaxes

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

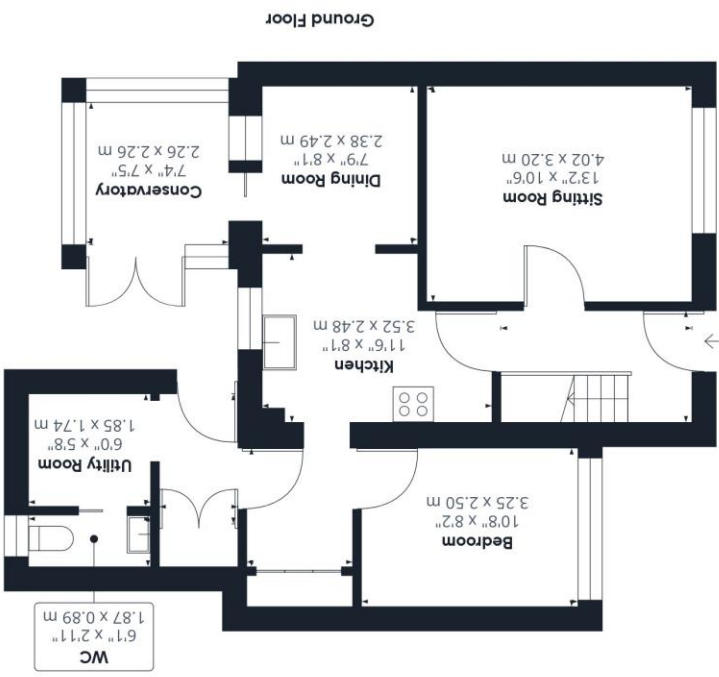
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Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area¹⁰

966.94 ft²
89.83 m²

