

KESTREL CLOSE

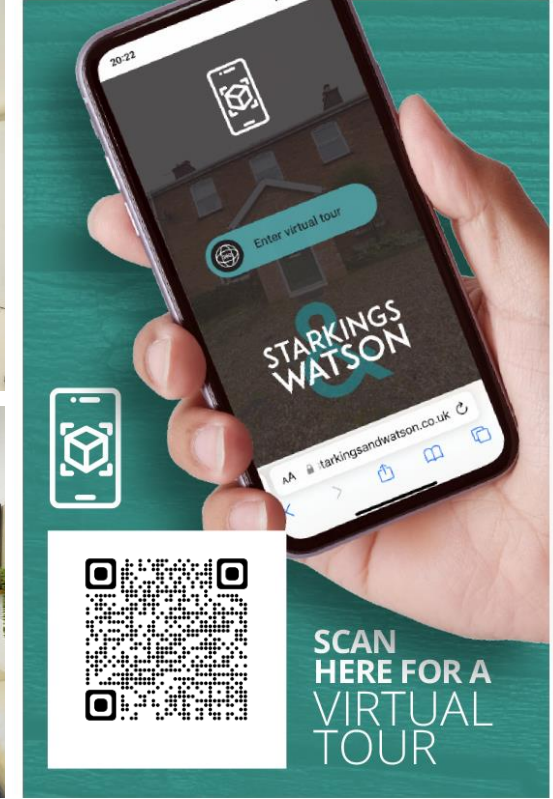
Harleston IP20 9FA

Freehold | Energy Efficiency Rating : B

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

FOR SALE

PROPERTY



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STARKINGS & WATSON

- End Terrace Town House
- Generous Accommodation over Three Floors
- Presented in Immaculate Order
- Stylish Finish
- Five Ample Bedrooms
- Three Bathrooms and W.C
- Semi Open Plan Kitchen/Dining & Sitting Room
- Landscaped Garden with Pergola & Shed

IN SUMMARY

MOTIVATED VENDORS! Located on a small and recently built CUL-DE-SAC within easy walking distance of the TOWN CENTRE you will find this END TERRACE FAMILY HOME - presented in absolutely IMMACULATE ORDER and finished with style. Built only 3 years previously by a local builder to a HIGH SPECIFICATION with Wi-Fi controlled UNDERFLOOR HEATING, this stunning home, arranged over THREE FLOORS, offers accommodation in excess of 1400 Sq. ft (stms), with FIVE BEDROOMS and THREE BATHROOMS. On the ground floor there is a hall entrance and W.C, sitting room and large OPEN PLAN KITCHEN/DINING ROOM. On the first floor you will find the main bedroom with en-suite, two further bedrooms and family bathroom. Heading up to the top floor, two further bedrooms with one benefiting from another en-suite. Externally, there is allocated parking for THREE VEHICLES to the front as well as STUNNING LANDSCAPED GARDENS to the rear with covered pergola and Timber built shed/studio.

SETTING THE SCENE

Approached from the frontage at the end of the small newly built cu-de-sac there is extensive frontage providing allocated parking for three vehicles, as well as side storage area leading to the rear garden. The main door is found to the front partially covered.

THE GRAND TOUR

Entering the house via the main entrance door into the hallway you will find tiled flooring, stairs to the first floor landing, under-stairs cupboard and stylish W.C. This gives access to the kitchen and sitting rooms respectively. On the ground floor you will find wi-fi controlled underfloor heating throughout. The sitting room located to the front is a lovely bright room and also gives access to the kitchen/dining room to the rear. The open plan space offers access to the rear garden as well as tiled flooring and plenty of space for a dining table. The kitchen offers ample cupboard storage with sleek modern white high gloss units and wood work surfaces over. There are integrated appliances including a double electric oven/grill, electric hob, dishwasher, fridge freezer and washing machine. Heading up to the first floor landing there is built-in storage cupboards along with access to the second floor landing. There is a single bedroom located to the rear with the main bedroom adjacent with a stylish panelled finish and en-suite shower room. You will find another double bedroom to the front along with the family bathroom which has been well finished and tiled with a bath and shower over. Heading up to the second floor landing, there is further cupboard storage along with two double rooms and loft access to a fully bordered loft



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with ladder and light, one to the rear and another to the front benefiting from another en-suite shower room.

THE GREAT OUTDOORS

The immaculately landscaped rear garden offers spaces to sit and entertain with a paved patio area leading directly from the rear of the house as well as beautifully made covered pergola, both providing spaces to entertain with friends and family. The rest of the garden offers well kept lawns, raised planting borders and a side garden, shingled mainly housing a recently built outbuilding with power and light, ideal for storage or to be used as a studio or home office.

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 9FA

What3Words : ///animator.intruding.among

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is communal maintenance charge of approximately £189 per annum for the upkeep of green-space. The property also benefits from FTTP 1gbps Internet capability, with Wi-Fi controlled underfloor heating and warranty approved installation install with ladder.

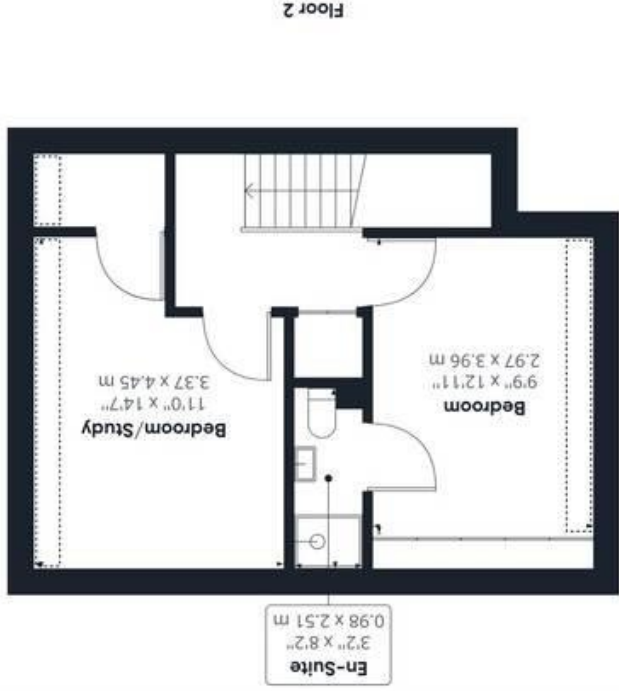
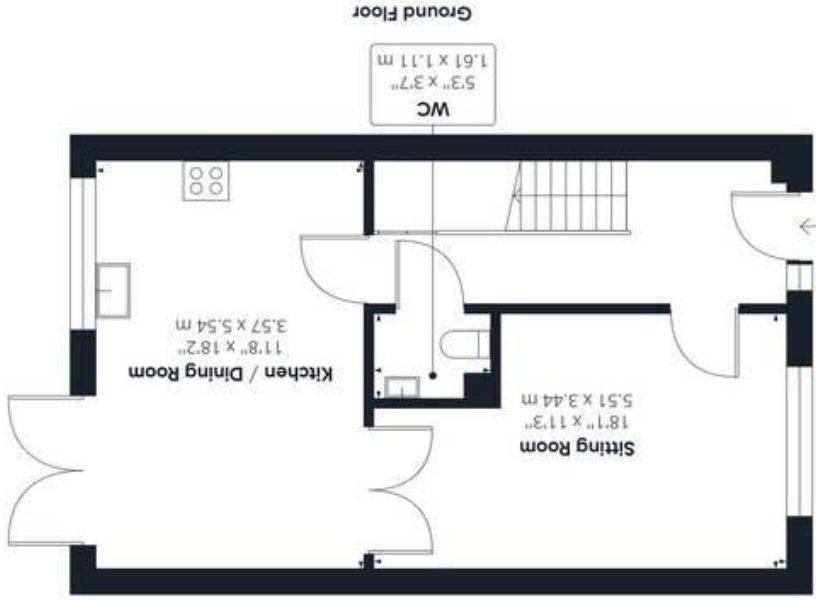
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Price:



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GIRAFFE 360

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

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

- 1463.07 ft²
- 135.92 m²
- Reduced bedroom 34.73 ft²
- 3.23 m²