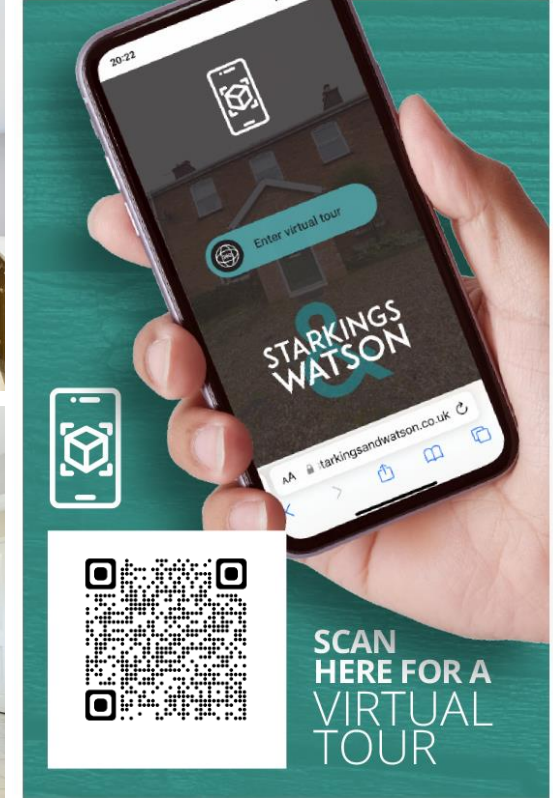


BLACKBIRD WAY Harleston IP20 9GA

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- No Onward Chain!
- Popular Residential Location
- Cul-De-Sac Position
- Modern Kitchen/Dining Room & Utility
- Two Further Receptions
- Four Ample Bedrooms & Two Bathrooms
- Sunny, Enclosed Rear Garden
- Driveway Parking & Garage

IN SUMMARY

NO CHAIN! Located within a QUIET CUL-DE-SAC on this popular development on the outskirts of Harleston, still within an easy walk of the TOWN CENTRE, you will find this DETACHED FOUR BEDROOM FAMILY HOME presented in GOOD ORDER with no onward chain and ready to go!. Internally you will find an entrance hall with cloakroom, SITTING ROOM with French doors onto the garden, separate STUDY ROOM, IMPRESSIVE KITCHEN/DINING ROOM with INTEGRATED APPLIANCES leading into the UTILITY ROOM. On the first floor you will find THREE DOUBLE BEDROOMS and one single bedroom along with a well fitted family bathroom and EN-SUITE to the main bedroom. Externally, the rear garden is PRIVATE, fully enclosed with a sunny aspect. There is also a SINGLE GARAGE and DRIVEWAY PARKING in addition.

SETTING THE SCENE

Approached via the small and quiet cul-de-sac with a lawned frontage and pathway leading to the main entrance door. There are front lawns with mature

hedging enclosing as well as hard standing driveway to the side of the house providing off road parking leading to the single garage to the rear. There is also a side gate leading directly into the rear garden.

THE GRAND TOUR

Entering the property via the main entrance door to the front you will find a tiled entrance hallway with stairs to the first floor landing and a w/c. The kitchen/dining room to the left is a modern space with a fully fitted kitchen with solid worktops over. There is ample cupboard storage with integrated dishwasher, electric double ovens and fridge/freezer as well as space for the dining table. The kitchen provides access to the utility room beyond with matching cupboards, solid worktops, space for washing machine as well as the wall mounted gas boiler and side access onto the driveway. There is a separate study/reception off the hallway providing the perfect place to work from home and the main sitting room can be found to the rear of the property with double doors onto the garden. Heading up to the landing space you will find four bedrooms, two of which are located to the front and two located to the rear. The main bedroom benefits from double built in wardrobes as well as an en-suite shower room. In addition you will find a family bathroom with shower over bath.

THE GREAT OUTDOORS

The enclosed rear garden is presented in good order with a paved patio leading directly from the rear of the house, the ideal place for a table and chairs. The



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



main portion of garden is laid to lawn with shingled borders flanking the lawn as well as further shingled areas beyond the garage. There is also a side gate from the driveway leading into the rear garden.

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 9GA

What3Words : ///outlines.delighted.creatures

VIRTUAL TOUR

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

AGENTS NOTE

There is a PV hot water Solar panel to the rear facing roof. There is also a communal charge for the upkeep of the communal areas.

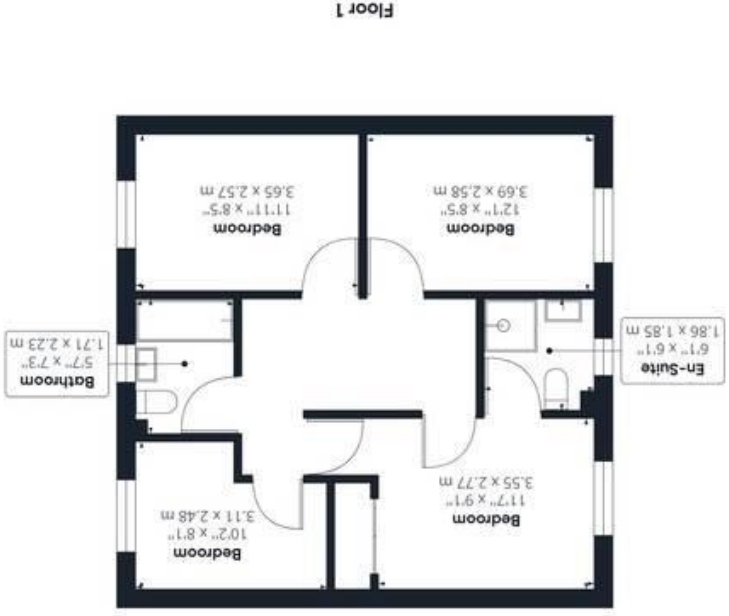
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area⁽¹⁾
1069.46 ft²
99.36 m²

(1) Excluding balconies and terraces

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.