

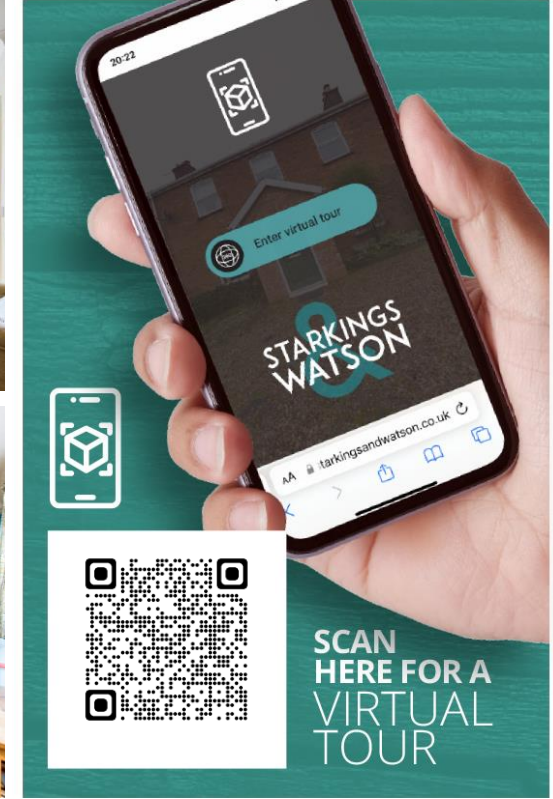
THE STREET

# Alburgh, Harleston IP20 0DP

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Semi-Detached Home
- Sitting Room With Woodburner
- Bespoke Kitchen/Dining Room
- Four Piece Family Bathroom
- Three Ample Bedrooms
- Generous Rear Garden
- Backing Onto Fields
- Plenty Of Driveway Parking

### IN SUMMARY

Located on the edge of the RURAL VILLAGE of ALBURGH within easy reach of both BUNGAY and HARLESTON, you will find this SEMI-DETACHED FAMILY HOME offering GENEROUS GARDENS, plenty of OFF ROAD PARKING and WELL PRESENTED ACCOMMODATION. The house would also be ideal of some form of extension to the rear (stp). Internally you will find a porch entrance, sitting room with WOODBURNER, BESPOKE HANDMADE KITCHEN/DINING ROOM, rear porch/conservatory and FAMILY BATHROOM to the ground floor with a lovely wooden flooring running throughout. On the first floor there are THREE COMFORTABLE BEDROOMS. The gardens to the rear offer plenty of space for the family to enjoy or even to keep livestock whilst also BACKING ONTO FIELDS.

### SETTING THE SCENE

Approached from the Street on the edges of the village of Alburgh the property benefits from plenty of driveway parking to the front on the shingled driveway as well as front lawned gardens and mature

hedging and shrubs. The main entrance door can be found to the front via the porch entrance. There is also gated side access to the rear garden.

### THE GRAND TOUR

Entering via the porch entrance to the front you will find a small lobby with stairs leading to the first floor landing as well as wooden flooring, this gives access to the sitting room, which is found to the front with a fireplace housing a woodburner as well as built in shelving and storage whilst offering wooden flooring underfoot. The sitting room gives access to the kitchen/dining room to the rear. The kitchen is a handmade bespoke wooden kitchen with wooden worktops housing space for free standing oven, washing machine, fridge, freezer as well as dishwasher and the dining table. The wooden flooring continues throughout this space and also offers a useful understairs storage area and gives access to a rear lobby. The lobby leads into the rear porch/conservatory, a useful space for storage or seating providing access to the garden. Also accessed from the lobby is the family bathroom, a well fitted room with four piece suite comprising shower cubicle, separate bath, w/c and hand wash basin. Heading up to the first floor landing you will find all the bedrooms. To the rear of the house there are two bedrooms both overlooking the garden one of which has built in storage. The main bedroom is found to the front also with built in storage and a lovely view across fields to the front.



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### THE GREAT OUTDOORS

To the rear there is a wonderful garden offering plenty of space for all the family to enjoy. The garden also backs onto open fields. From the rear of the house you will find a paved patio providing an ideal space for table and chairs. The majority of the garden is laid to lawn with a variety of mature shrubs and planting as well as vegetable plot, outbuildings and sectioned area to the rear currently housing goats with space for a goat shed also. The garden is enclosed with timber fencing and a gated side access leading to the front.

### OUT & ABOUT

Alburgh is a rural village benefitting from a local primary school, farm shop and café and is located equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.

### FIND US

Postcode : IP20 0DP

What3Words : ///scare.items.cookie

### VIRTUAL TOUR

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

**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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**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<sup>(1)</sup>  
 835.91 ft<sup>2</sup>  
 77.66 m<sup>2</sup>

Reduced bedroom  
 7.02 ft<sup>2</sup>  
 0.65 m<sup>2</sup>

⏏ Reduced bedroom (below 1.5m/4.92ft)

HYBRID ESTATE AGENTS  
**STARKINGS WATSON**

**Floor 1**



**Ground Floor**

