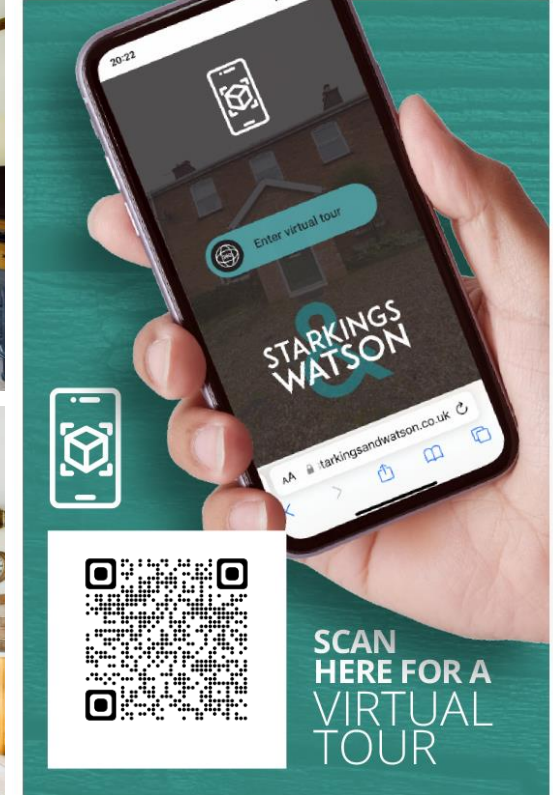


EVERSONS LANE Harleston IP20 9FF

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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- Single Storey Barn Conversion
- Private Town Centre Location
- Character Features With Exposed Beams
- Open Plan Reception With Woodburner
- Fitted Kitchen With NEFF Appliances
- Two Double Bedrooms & Two Bathrooms
- Private Gardens Front & Rear
- Allocated Parking Space

IN SUMMARY

Located within a QUIET and PRIVATE position within the HEART of HARLESTON is this recently converted SINGLE STOREY BARN CONVERSION built in 2007 as part of a new build development. The property benefits from a wealth of natural light which flows throughout the property, courtesy of the two Velux windows and French doors. The bespoke country style kitchen/sitting and dining area is open plan with VAULTED CEILINGS and EXPOSED BEAMS as well as WOODBURNER and FITTED KITCHEN with NEFF appliances. In addition you will find TWO DOUBLE BEDROOMS again with vaulted ceilings and exposed beams and BUILT IN STORAGE as well as an EN-SUITE bathroom and separate shower rooms to complete the accommodation. Externally there is ONE ALLOCATED PARKING SPACE as well as pretty and well kept PRIVATE GARDENS to the front and rear. The property benefits from double glazing as well as CENTRAL HEATING.

SETTING THE SCENE

The property is approached via Eversons lane with a

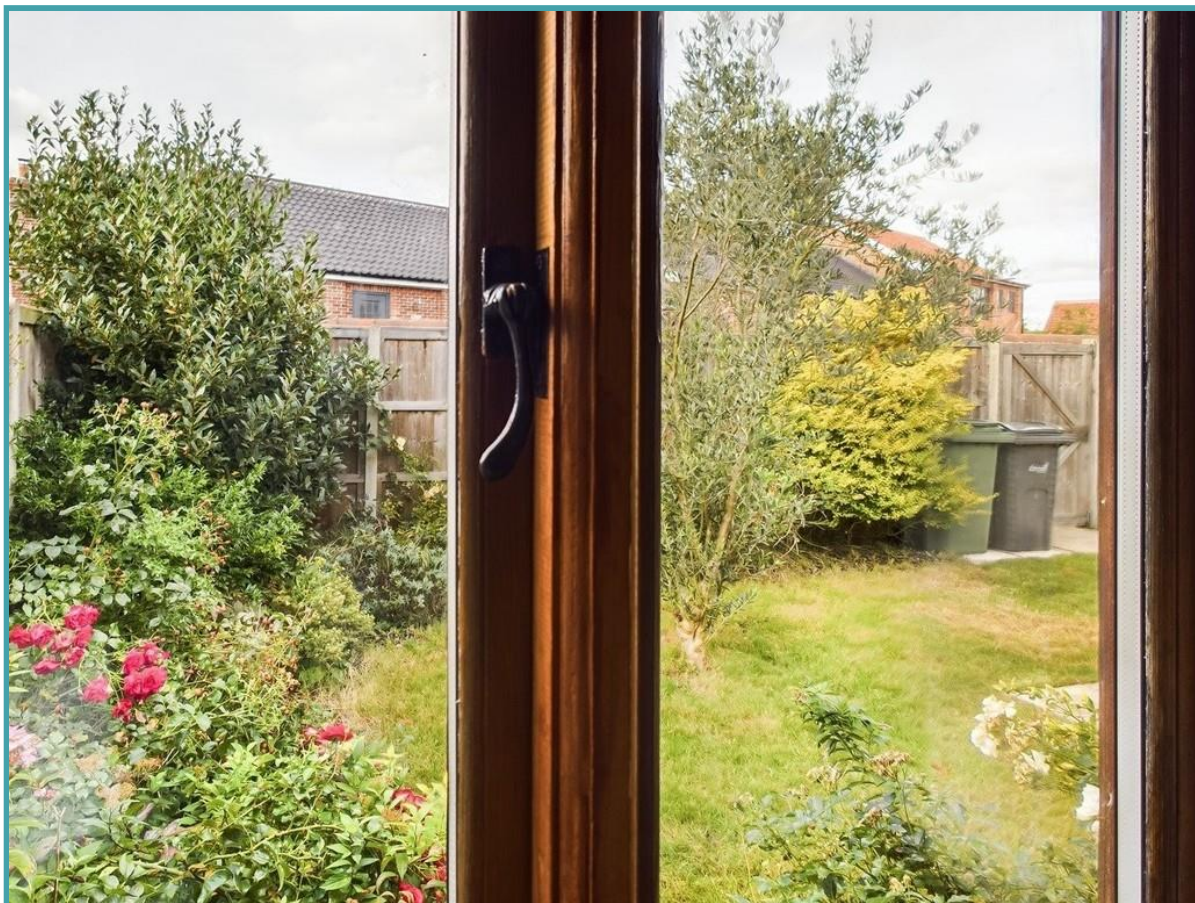
shared hard standing parking area to the side where you will find one allocated parking space. There is then a shared pathway leading from the parking area leading to the main front gate leading into the front garden and the main access door to the front.

THE GRAND TOUR

Entering the property via the main entrance to the front you are straight into the open plan sitting/dining room and kitchen. The reception space offers tiled flooring and a woodburner along side vaulted ceilings and exposed beams with doors to the front and rear gardens on both sides. The fitted country style kitchen is fully fitted with integrated dishwasher, washing machine, fridge/freezer, eye level oven and microwave and electric hob as well as newly fitted water softener. In addition there is plenty of cupboard storage and solid worktops as well as a large airing cupboard housing the hot water tank and Velux window allowing plenty of light. The reception leads into the inner hallway where you will find access to the bedrooms and shower room. The shower room to the right offers a fully tiled shower cubicle, w/c and hand wash basin as well as Velux window. The second bedroom opposite the shower room offers built in wardrobes and bedroom furniture including a desk and overlooks the rear courtyard. The two bedrooms benefits from newly laid wood effect laminate flooring. The main bedroom found at the end of the property offers stunning vaulted ceiling and beams as well as built in storage and access to the en-suite bathroom with shaped bath and shower over as well as w/c and inset hand wash basin within a vanity unit.



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THE GREAT OUTDOORS

Externally you will find private fenced gardens to the front and rear. The front garden consists of patio, lawns, mature rose bushes, a bay leaf bush and an olive tree as well as a timber built shed for storage with power. There is also a rear courtyard laid to paving ideal for a morning coffee. In addition there is one allocated parking space within the shared parking area as well as ample nearby street parking.

OUT AND ABOUT

Ideally situated within a private and tucked away location within the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. 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 in under 90 minutes.

FIND US

Postcode : IP20 9FF

What3Words ///releases.across.scribbled

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that the property benefits from electric central heating, a Wood log burner, mains drainage, water and electric supplies. The pathway leading to the front gate is owned by the property and shared with one neighbour.

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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
615.10 ft²
57.14 m²

