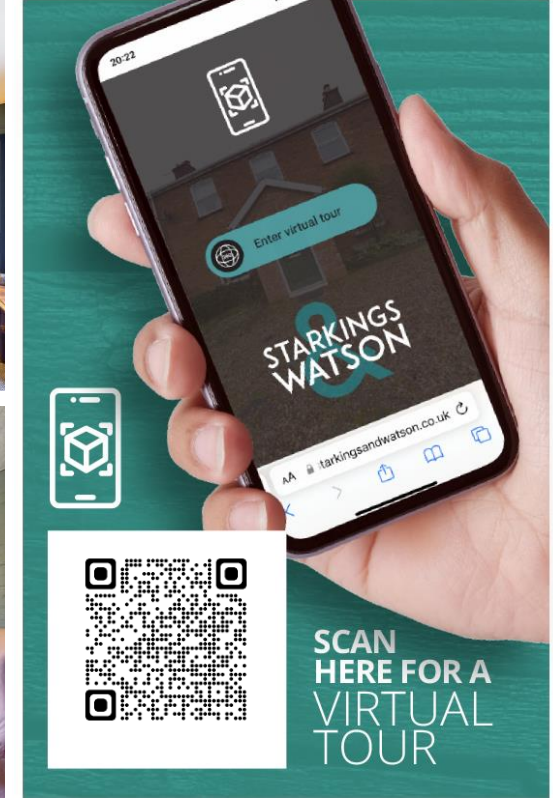


STATION ROAD Harleston IP20 9ES

Freehold | Energy Efficiency Rating : D

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

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LETTINGS
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STARKINGS & WATSON

- End Of Terrace Home
- Town Centre Location
- Original Period Features Retained
- Lovingly Restored & Renovated
- Two Receptions With AGA & Woodburner
- Two Double Bedrooms & Study Area
- Two Bathrooms
- Private Rear Garden & Outbuildings

IN SUMMARY

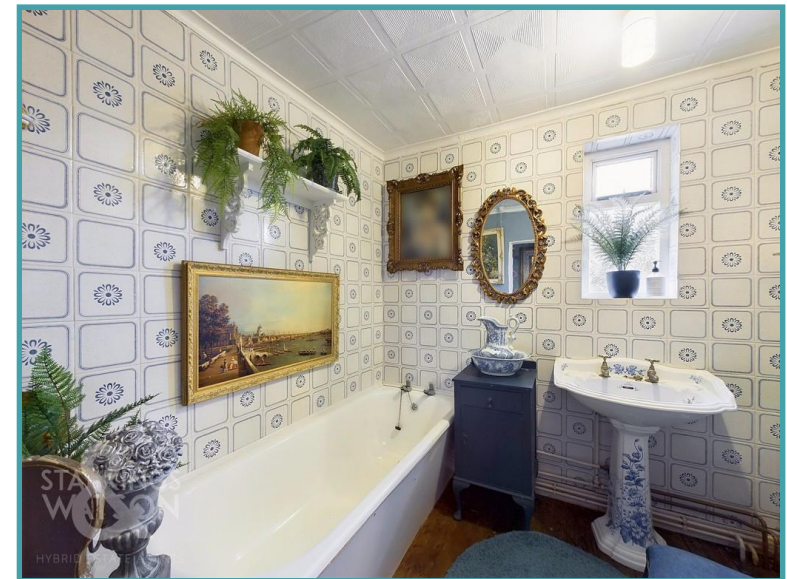
MOTIVATED VENDOR! This STUNNING period home features a WEALTH OF PERIOD FEATURES and GENEROUS PROPORTIONS. The current vendor has brought the house alive with a wonderfully sympathetic touch having renovated the existing accommodation. Found within the conservation area, the house is PERFECTLY POSITIONED on a popular and SOUGHT AFTER road within the CENTRE of the market town of HARLESTON within easy reach of local amenities. The accommodation offers a welcoming entrance hallway with STUNNING MAIN SITTING ROOM with INGLENOOK fireplace with WOODBURNER. On the ground floor there is also an open plan DINING room and KITCHEN with walk in PANTRY as well as an AGA and conservatory to the rear. You will also find a ground floor WET ROOM. On the first floor there is a large STUDY/LANDING as well as TWO GENEROUS DOUBLE BEDROOMS, a traditional bathroom and w/c. Outside, there are well kept front and rear gardens and a GARAGE to the rear.

SETTING THE SCENE

Approached from the front via iron gates with a pathway to the traditional front door. To the front there is a lawned garden with mature planting and hedging.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find an entrance hallway which panelled providing access to the first floor landing. To the right of the hallway there is the main sitting room with stunning inglenook fireplace housing a wood burner. The sitting room offers a dual aspect to front and rear as well as storage cupboard. Leading off the sitting room is the downstairs wet room with walk-in shower and w/c. To the other side of the hallway is the dining area and kitchen. The dining area initially offers wooden flooring with a brick built fireplace and wonderful walk in pantry cupboard with space for fridge/freezer with a sash window to front. The dining room leads through into the kitchen which is open plan feature a restored Aga as well as bespoke fitted units and wooden worktops over. Beyond the kitchen is the conservatory providing another place to site with access to the rear garden. Heading up to the first floor landing you will find a lovely room ideal for study. To the right there is a double bedroom with wood flooring. On the other side of the landing there is the main bedroom with wooden flooring again and sash window to front. There is then access from the bedroom via a corridor, essentially creating an en-suite to a wonderful period bathroom with bath and hand wash basin as well as a separate w/c to the rear.



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



THE GREAT OUTDOORS

The enclosed and pretty rear garden offers a peaceful area within the town centre. The garden is mainly laid to lawn with paved patio and pathway as well as planting borders and low level box hedging. The garden has access onto the private lane to the side, access to a storage shed and access to the rear garden from the garden also. The garage has power and light as well as up and over door to the front.

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 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 9ES

What3Words : ///store.attending.specifies

VIRTUAL TOUR

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

AGENTS NOTE

The property is within a conservation area and adjoins a Grade II Listed building. There is no official off road parking available other than on road to the front or within the garage to the rear.

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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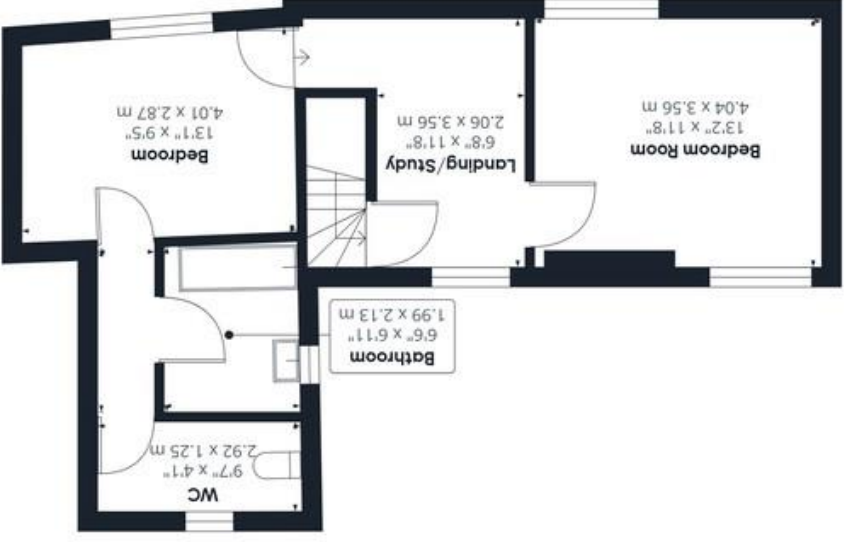
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
 1032.96 ft²
 95.97 m²



Floor 1



Ground Floor

