

BARLEY CLOSE

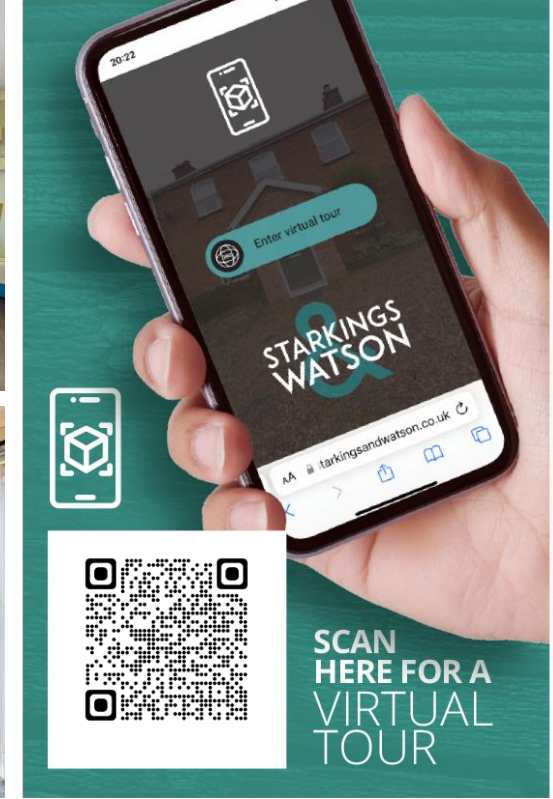
Harleston IP20 9GB

Leasehold | Energy Efficiency Rating : A

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

FOR SALE

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STARKINGS & WATSON

- 50% Shared Ownership
- Semi-Detached Home
- Cul-De-Sac Location
- Sitting Room & Separate Kitchen/Dining Room
- Three Ample Bedrooms
- Private Rear Garden
- Solar Panels
- Driveway Parking

IN SUMMARY

SHARED OWNERSHIP at 50% market value! Located towards the end of a CUL-DE-SAC you will find this SEMI-DETACHED HOME presented in GOOD ORDER with DRIVEWAY PARKING to the side and a PRIVATE REAR GARDEN. The house built in 2016 offers SOLAR PANELS to the front facing roof and the remainder of an NHBC. Internally you will find a HALL ENTRANCE with W/C. There is a large main sitting room to the front with understairs storage as well as a well fitted KITCHEN/DINING ROOM to the rear which opens onto the rear garden. On the first floor there are THREE BEDROOMS, two doubles and one single as well as a family bathroom. The house also benefits from uPVC double glazing and GAS FIRED central heating and is found within easy access of the town centre.

SETTING THE SCENE

To the front there is a front garden with pathway to the main front door and shingled planting areas. To the side there is a private driveway with hard standing parking with enough space for 2 vehicles.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a hall entrance with wood effect flooring and a W.C as well as stairs to the first floor landing. The main sitting room also benefits from wood effect flooring with understairs cupboard and window to the front. The kitchen / dining room is found beyond with double doors onto the rear garden. The kitchen offers a range of storage with rolled edge worktops over as well as integrated electric oven and gas hob with extractor fan. There is then space for washing machine, fridge/freezer as well as the dining table, whilst the gas boiler can be found wall mounted. Heading up to the first floor landing there are two built in storage cupboards as well as loft hatch access. Off the landing there are three bedrooms, two of which are found to the front with one currently used as an office. To the rear there is another double room and the family bathroom.

THE GREAT OUTDOORS

The private rear gardens offers generous and well kept space with a large paved patio ideal for outside dining, a section of lawn, planting borders surrounding, a timber shed and large timber potting shed / greenhouse (all available by separate negotiation). The garden is enclosed with timber fencing and a gate to the side driveway parking.

OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent



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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 9GB

What3Words : ///boxer.spouting.charcoal

VIRTUAL TOUR

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

AGENTS NOTE

The property is currently 50% shared ownership with a leasehold title with 117 years remaining on the lease but can also be purchased 100% full ownership with a freehold title. There is currently rent payable of £354 PCM for the remaining 50% share. There are Solar panels to the front facing roof. A new build development is currently being built on the fields adjacent. There are service charges payable of approx. £226 PA for the upkeep of communal areas.

Interested buyers must qualify meeting certain criteria as published by Orbit Housing before proceeding. Please contact the office for further details on this.

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^m
 808.91 ft²
 75.15 m²

