

BARLEY CLOSE

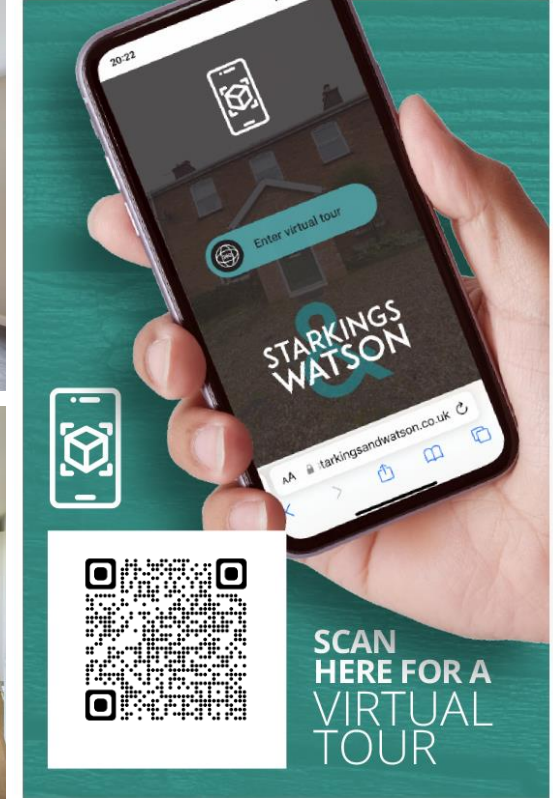
Harleston IP20 9GB

Freehold | Energy Efficiency Rating : B

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

FOR SALE

PROPERTY



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- Detached Family Home
- Cul-De-Sac Location
- Arranged Over Three Floors
- Kitchen/Diner & Utility
- Separate Sitting Room
- Four Ample Bedrooms & Three Bathrooms
- Private Rear Gardens
- Driveway Parking & Garage

IN SUMMARY

Located on a small and quiet CUL-DE-SAC on the edge of HARLESTON you will find this MODERN RECENTLY BUILT DETACHED FOUR BEDROOM TOWNHOUSE. The accommodation is arranged over THREE FLOORS and extends to almost 1200 SQFT (stms). Internally you will find a stylish main sitting room to the front and open plan KITCHEN/DINING ROOM to the rear with separate UTILITY and a W/C. On the first floor there are THREE AMPLE BEDROOMS, a family bathroom and EN-SUITE SHOWER ROOM. On the top floor there is another COMFORTABLE DOUBLE BEDROOM with another EN-SUITE! The accommodation is absolutely perfect for a growing family. Externally there is a PRIVATE LAWNED REAR GARDEN as well as DRIVEWAY PARKING to the side and a SINGLE GARAGE.

SETTING THE SCENE

Approached from the small and quiet cul-de-sac you will find a lawned front garden with paved pathway leading to the front door which is partially covered. To the right hand side there is hard standing driveway parking for a few vehicles which also leads to the

single garage.

THE GRAND TOUR

Entering via the main entrance door to the front you will find stairs to the first floor as well as understairs cupboard and the W/C. The main sitting room can be found at the front of the house with attractive panelling. To the rear is the open plan kitchen/dining room with space for the dining table and a utility room around the corner. The kitchen offers plenty of storage with wood effect worktops over. You will find integrated appliances to include electric oven and gas hob, fridge/freezer and dishwasher. There are double doors also leading to the rear garden. The separate utility offers another range of storage units with space for washer and dryer and the gas fired boiler as well as side door to the garden. Heading up to the first floor landing there is stairs leading to the second floor landing and an airing cupboard. Off the landing there are three ample bedrooms and bathroom. Two bedrooms to the rear overlook the rear garden with the family bathroom adjacent. The main bedroom is found to the front with an en-suite shower room. Heading up to the top floor there is another comfortable double bedroom with built in storage and en-suite shower room.

THE GREAT OUTDOORS

The private rear garden offers a paved terrace with space for table and chairs. There is a lawned area with planted borders with mature shrubs. There is a timber shed to the rear of the garage which can be accessed from the rear garden. The garage has power



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and light with up and over door.

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 9GB

What3Words : ///bongo.tutorial.speedily

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there are communal charges in place for the upkeep of the development in the region of £200 PA. There is ongoing development currently in place on the fields to the front of the house.

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 headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
1164.64 ft²
108.2 m²

Reduced headroom
18.14 ft²
1.68 m²

