



Harvest Way, Harleston - IP20 9GE

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Harvest Way

Harleston

SHARED OWNERSHIP 40% PURCHASE! This PERSIMMON HOMES BUILT SEMI-DETACHED house offers the perfect start on the housing ladder. Sold CHAIN FREE! the house is set back from the road with parking to the rear and a SUNNY PRIVATE REAR GARDEN BEYOND. Internally this spacious Semi-Detached home offers a HALL ENTRANCE with W/C, a separate kitchen to the front which is fully fitted. The main sitting/dining room is found to the rear with door onto the garden. The sitting room also features a media wall bespoke built which is available by separate negotiation. On the first floor you will find TWO DOUBLE BEDROOMS and a FAMILY BATHROOM. The property is located within a popular cul-de-sac development on the edge of the popular market town of HARLESTON.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Shared Ownership
- 40% Purchase In Conjunction With Orbit Homes
- Ideal First Time Buy
- Presented In Good Order
- Sitting Room & Separate Kitchen
- Two Double Bedrooms
- Family Bathroom & W/C
- Private Garden & Allocated Parking



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.

SETTING THE SCENE

To the front you will find a small lawned garden with a pathway leading to the front door. There is off road parking to the rear for two vehicles.

THE GRAND TOUR

Entering via the main entrance door to the front you will find the entrance hallway with understairs storage and stairs to the first floor. There is also a useful W.C. The kitchen is found to the right with a range of units and rolled edge worktops, whilst there is an integrated electric oven and gas hob over with space for all other white goods. The gas fired boiler can also be found on the wall. The sitting room is found to the rear with double doors onto the garden and a wood effect flooring. The shelving and media unit with feature fireplace have been recently built and are available via separate negotiation. Heading up to the first floor landing you will find an airing cupboard. To the front is a comfortable bedroom with built in storage. You will then find a family bathroom with bath and shower over. The main bedroom is found to the rear overlooking the garden.





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FIND US

Postcode : IP20 9GE

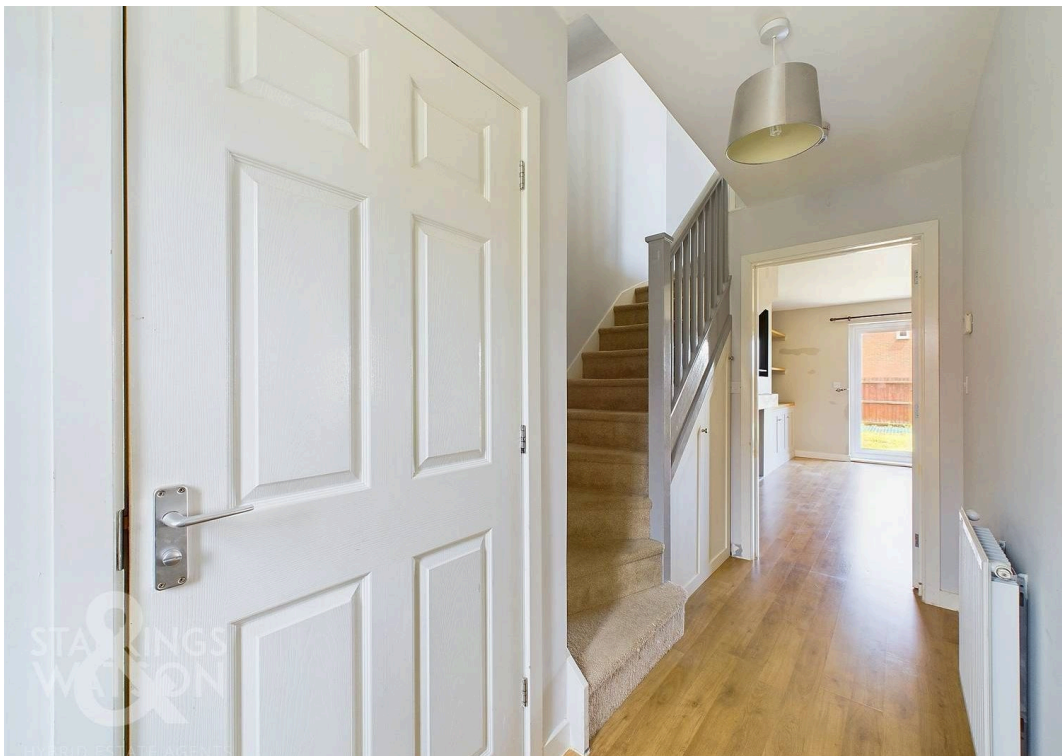
What3Words : ///intervene.flattens.tens

VIRTUAL TOUR

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

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THE GREAT OUTDOORS

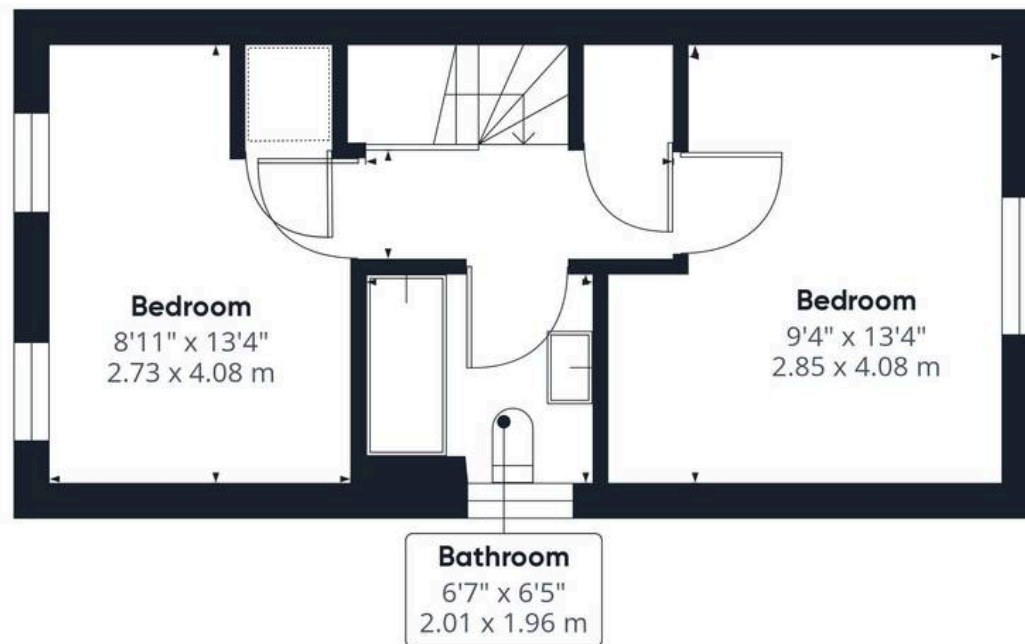
The rear garden offers a blank canvas but a sunny space to be enjoyed. You will find a lawned area as well as paved patio with a suitable area to the rear of the garden for a timber shed. Beyond the garden via a secure gate is the parking area with off road parking for 2 vehicles in the middle row. The garden is enclosed with timber fencing.

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a dark interface with a house icon, a globe icon, and the text "Enter virtual tour" and "STARKINGS & WATSON". The browser address bar shows "starkingsandwatson.co.uk".
A QR code is located in the bottom left corner of the graphic, intended for scanning to access the virtual tour.

SCAN
HERE FOR A
VIRTUAL
TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

691.52 ft²

64.24 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.