

# ROBIN AVENUE

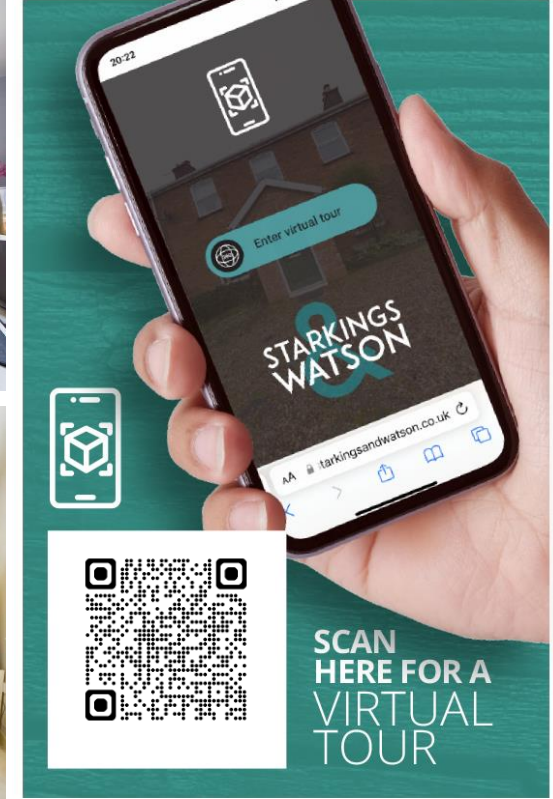
## Harleston IP20 9GN

Freehold | Energy Efficiency Rating : TBC

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

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# STARKINGS & WATSON



- Detached Family Home
- Overlooking Green Space
- Double Drive & Garage
- Two Reception Rooms
- Kitchen/Breakfast Room
- 2023 Installed Central Heating Boiler
- Four Bedrooms
- W.C, En Suite & Bathroom

#### IN SUMMARY

OVERLOOKING GREEN SPACE this detached family home extends to 1050 Sq. ft (stms), with a DOUBLE DRIVEWAY and GARAGE. with an OPEN PLAN FLOW, the hall entrance leads to the W.C, 16' KITCHEN/BREAKFAST ROOM including integrated cooking appliances, 17' SITTING ROOM with FRENCH DOORS to the rear, and double doors into the DINING ROOM. The ground floor is mainly finished with WOOD EFFECT FLOORING for ease of maintenance. Upstairs, FOUR BEDROOMS lead off the landing, including an EN SUITE to the main bedroom, and further family bathroom. The property is finished with uPVC double glazing and a 2023 installed gas fired CENTRAL HEATING BOILER. To the rear, the garden is split into three sections, including a decked seating area and area of grass.

#### SETTING THE SCENE

Low maintenance slate beds can be found to the front, with a path to the front door, and double brick weave driveway which leads to the single garage and gated rear garden.

#### THE GRAND TOUR

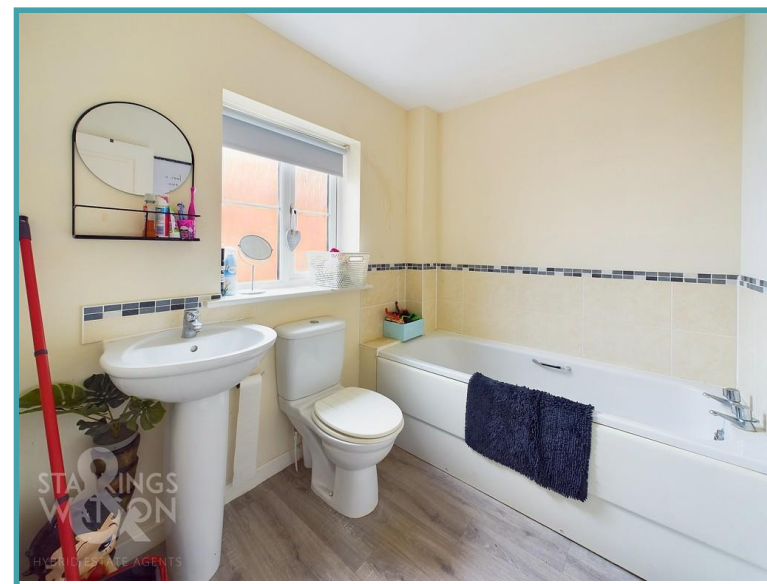
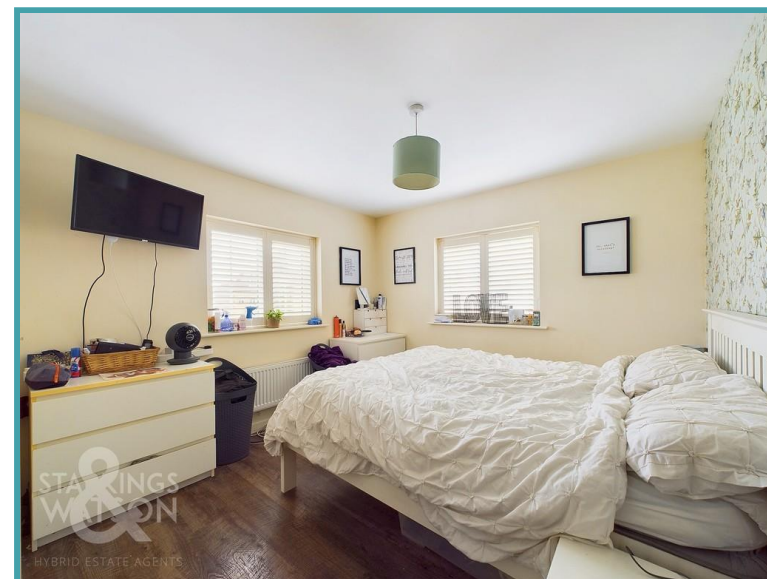
Stepping into the hall entrance, wood effect flooring runs underfoot, with stairs to the first floor, storage under and doors to the main living space. The W.C leads off the hall, with a two piece suite and tiled splash backs. The dual aspect kitchen/breakfast room is finished with a striking range of wall and base level units, including an inset gas hob and built-in electric oven space for general white goods, matching up-stands, space for a table, and door to the rear garden. Stretching across the rear of the property is the sitting room, with dual aspect windows, French doors to rear, and double doors into the dining room - with dual aspect windows and window shutters. Upstairs, the four bedrooms lead off the landing, all complete with wood effect flooring, including the main bedroom with an en suite shower room. Tiled splash backs, wood effect flooring and a window to front complete the en suite, with the family bathroom also offering a three piece suite and tiled splash backs.

#### THE GREAT OUTDOORS

Split into three sections, the garden is mainly laid to grass and enclosed with timber panelled fencing and brick walling. A raised timber decked seating area sits to one side, along with space for a children's play area. Gated access leads to the driveway and garage.

#### 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



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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. The garage is accessed via an up and over door to front.

#### FIND US

Postcode : IP20 9GN

What3Words : ///ventures.kickbacks.presenter

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The solar panels are disconnected. Service charges are applicable for the upkeep of the communal green space, charged in the region of £40 PA.

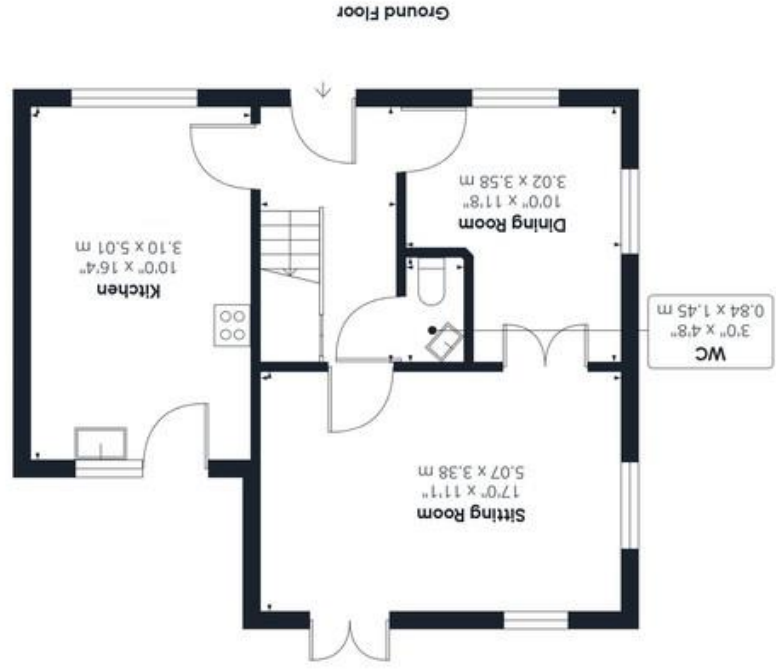
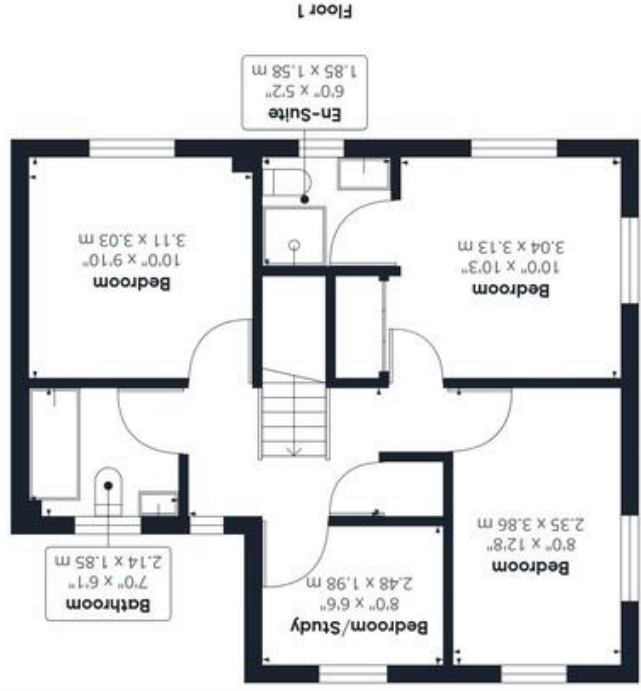
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Price:



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GIRAFFE 360

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(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>

1050,77 ft<sup>2</sup>

97,62 m<sup>2</sup>

