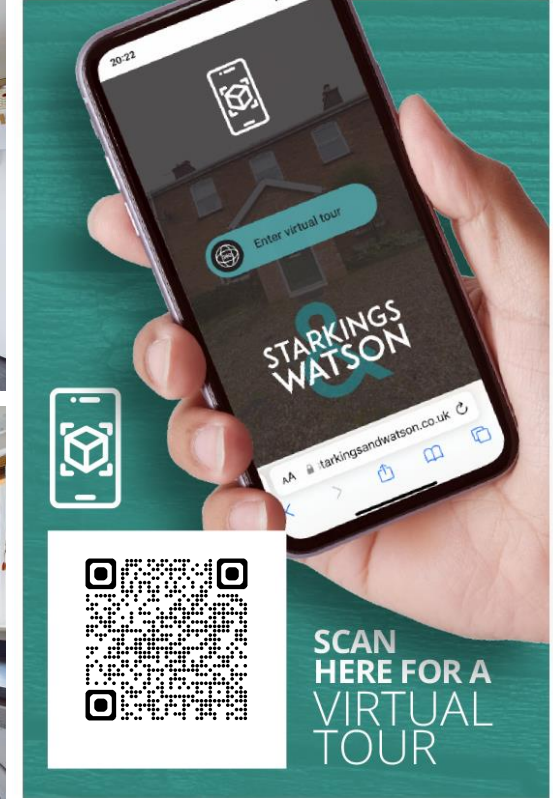


ROBIN AVENUE Harleston IP20 9GN

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- End of Terrace Home
- Recently Built with Good Efficiency
- Single Garage & Parking
- Private & Sunny Rear Garden
- Main Sitting Room
- Kitchen / Dining Room to Rear
- Three Ample Bedrooms
- Two Bathrooms & W/C

IN SUMMARY

Located on a POPULAR RESIDENTIAL DEVELOPMENT in HARLESTON and found tucked away with a GARAGE and PARKING is this END OF TERRACE HOME ideal for growing families or first time buyers. The property is presented in good order and offers a hall entrance with W/C, sitting room and kitchen/dining room to the rear opening onto the garden. On the first floor there are THREE AMPLE BEDROOMS, family bathroom and EN-SUITE shower room. To the rear there is a private and sunny south facing garden which is non-overlooked. Having been built relatively recently the house is efficient and easy to run with gas fired central heating and uPVC double glazing.

SETTING THE SCENE

Approached via Robin Avenue with a small shingled front garden and main entrance door to the front. Parking for two vehicles off road can be found to the left side of the terrace row within the small, shared parking area with a single garage in front.

THE GRAND TOUR

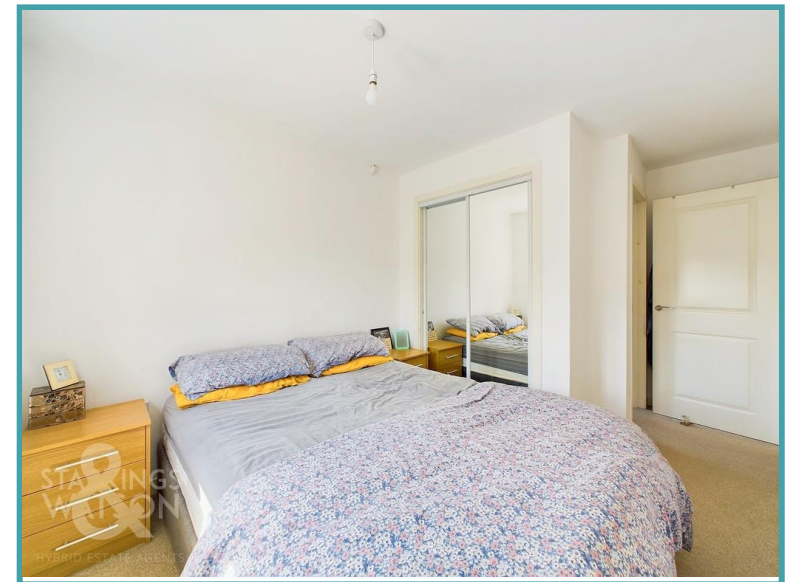
Entering via the main entrance door to the front there are stairs to the first floor landing with the w/c to the right. There is a door leading through to the main sitting room overlooking the front with access to the kitchen/dining room to the rear. The kitchen provides doors to the rear garden as well as a range of fitted units with rolled edge worktops over. There is an integrated electric oven and gas hob over with space for washing machine, dishwasher and fridge/freezer. The gas boiler is found wall mounted and there is space for a dining table also as well as understairs storage. Heading up to the first floor landing you will find three bedrooms. One to the front with a built in cupboard, a single to the rear as well as the main double bedroom which offers double wardrobes and an en-suite shower room. There is also a family bathroom in addition off the landing.

THE GREAT OUTDOORS

The fully enclosed rear garden can be found off the kitchen/dining room with a gated side access using the side passage. The garden is fully enclosed with timber fencing and offers a good degree of privacy with no houses being overlooking. The garden offers a paved patio and lawned area.

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



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Bungay Office on **01986 490590**



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 9GN

What3Words : ///scooters.beamed.steer

VIRTUAL TOUR

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

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[†]
 695.24 ft²
 64.59 m²

