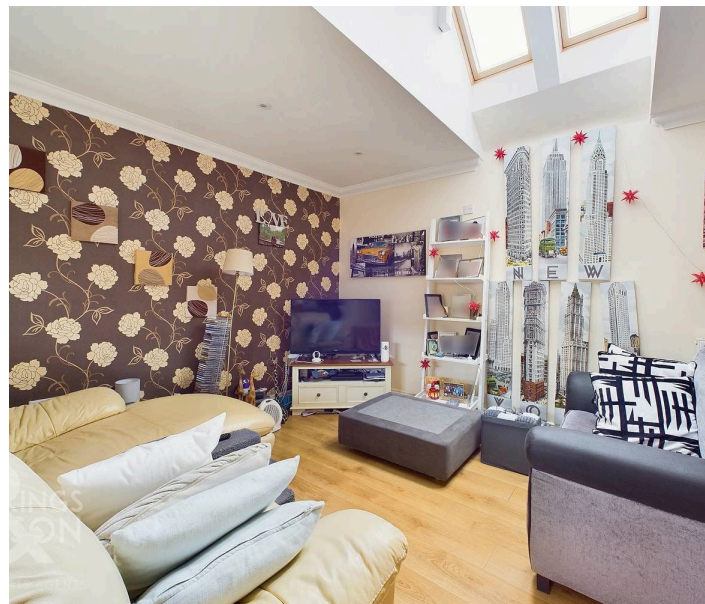




Tudor Rose Way, Harleston - IP20 9QH

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HYBRID ESTATE AGENTS



Tudor Rose Way

Harleston

Located in a tucked away position with ALLOCATED PARKING to the front you will find this first floor COACH HOUSE STYLE APARTMENT with spacious self contained accommodation. The property is sold on a leasehold basis and also benefits from a garage and its own courtyard style garden to the rear. Internally, this 14 year old property built by Hopkins homes offers a welcoming hallway with storage, TWO DOUBLE BEDROOMS, en-suite shower room, family bathroom and the main OPEN PLAN reception space with INTEGRATED KITCHEN. The property is found within a quiet position within easy access of the town centre and all the local amenities on offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Self Contained Coach House Apartment
- Town Centre Location
- Allocated Parking Space
- Private Garden
- Single Garage
- Open Plan Main Reception and Kitchen
- Two Double Bedrooms
- Family Bathroom and Ensuite

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

The property is approached via the shared parking area to the front off Tudor Rose Way with allocated parking spaces for 2 vehicles to the front as well as access to the single garage on the ground floor. There is a private and self contained entrance door to the front on the ground floor which leads up to the accommodation which is all located on the first floor.

THE GRAND TOUR

Stepping in through the main entrance door to the front you will find stairs leading to the first floor where all the accommodation can be found. The landing area is spacious with plenty of built in storage. The main bedroom is found to the far right end of the hallway with double built in wardrobes and en-suite shower room. Adjacent, there is a further double bedroom with built in storage. Also off the hallway is the main bathroom with bath and shower over. The main reception space and kitchen is open plan to one another also accessed from the hallway with a range of units and worktops over. The kitchen is integrated with built in fridge/freezer, oven/grill, gas hob and washing machine. The property benefits from double glazing and gas fired central heating.





Tudor Rose Way

Harleston

FIND US

Postcode : IP20 9QH

What3Words : ///butterfly.ditched.indirect

VIRTUAL TOUR

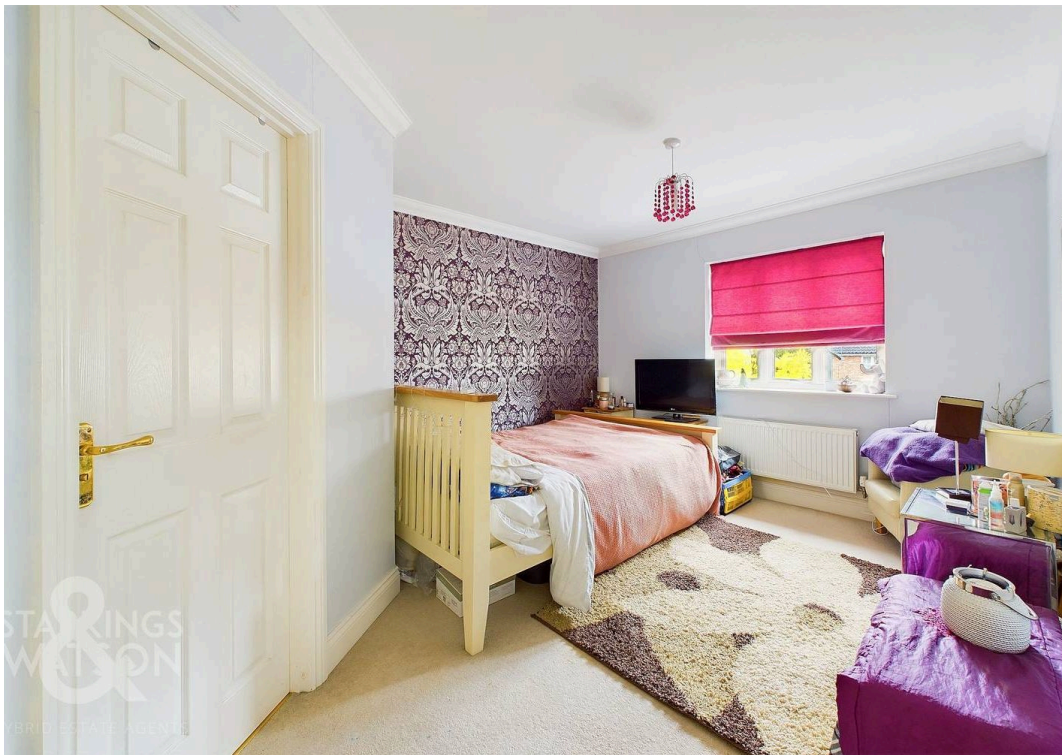
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following details; The lease is 125 Years from new in 26/11/2010 (111 years remaining). Service Charge 2024/2025: £540 | Ground Rent: £125. The service charge covers maintenance of common access drive and parking | external upkeep of windows | Buildings Insurance. The property management company is Watsons Estate Agents, 18 Meridian Way, Norwich NR7 0TA.

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THE GREAT OUTDOORS

To the side of the property there is a private courtyard style garden with paved patio and lawned area ideal for outside entertaining and somewhere for table and chairs.



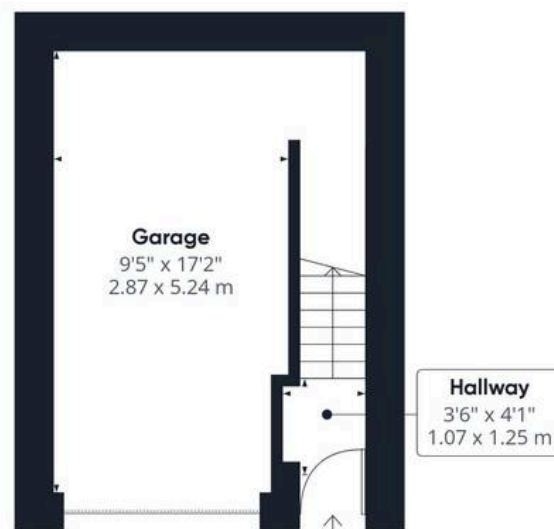
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Enter virtual tour

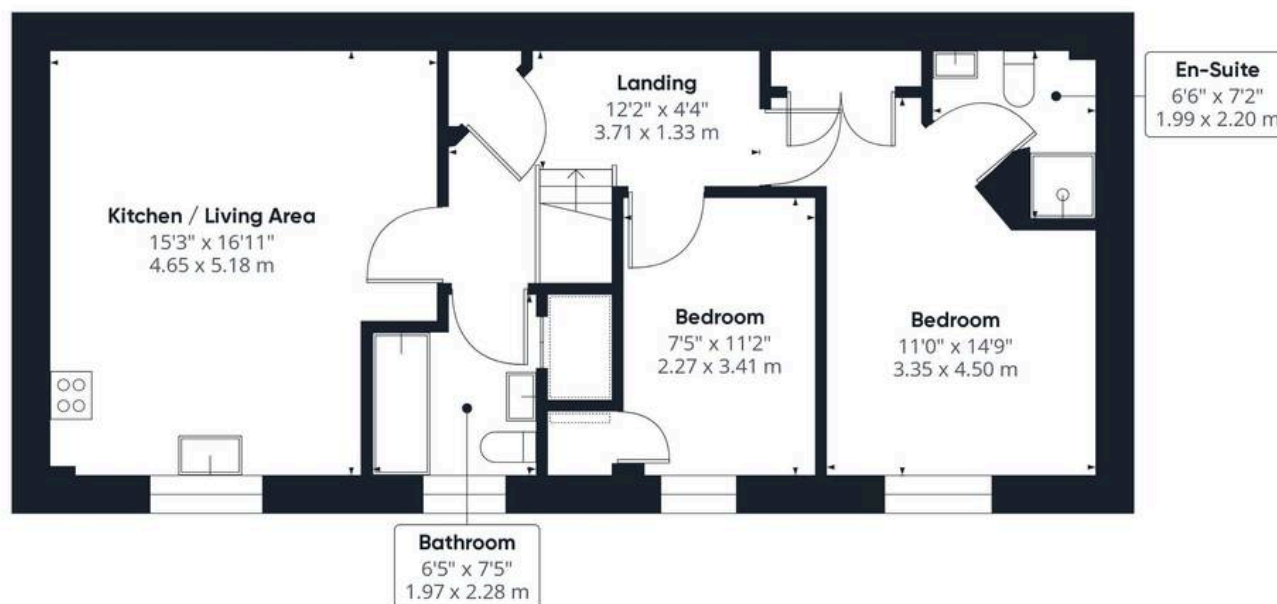
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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

847.12 ft²

78.7 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

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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.