



Harvest Way, Harleston - IP20 9GD

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## 34 Harvest Way

Harleston

NO CHAIN! This well presented DETACHED FAMILY HOME is pleasantly situated on this popular development, set back behind a green, with a private DRIVEWAY at the front leading to a brick GARAGE. Internally, the property reaches 885 Sq. ft in total (stms) and features a well decorated sitting room, modernised W.C, OPEN PLAN kitchen/dining room extending to 18' across - with a host of storage and INTEGRATED APPLIANCES, leading into a UTILITY room, all on the ground floor. The first floor gives way to THREE BEDROOMS all off a central landing with built-in storage, all making use of the FAMILY BATHROOM with the main benefiting from an EN-SUITE shower room. The rear garden is FULLY ENCLOSED and predominantly laid to lawn with a large PATIO seating area with a bespoke built PERGOLA above and stone pizza oven.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home
- Well Proportioned Sitting Room
- 18' Open Kitchen/Dining Room
- Utility Room & Ground Floor W.C
- Family Bathroom & En-Suite
- Three Bedrooms
- Private Rear Garden with Pergola
- Off Road Parking & Garage

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

Off the main street with a shared access leading towards a private brick weave driveway which sits in front of the detached brick garage. A flagstone pathway leads towards the front door with a pitched and tiled awning above with a low level shrub border lining the walk to the front door.



## THE GRAND TOUR

Stepping inside you are first met with all wooden effect flooring laid throughout the central hallway which grants access to the stairs for the first floor, handy under the stair storage cupboard and a fully redecorated ground floor WC complete with low level radiator and wooden effect flooring. The first room you encounter on your right is a spacious sitting room with large uPVC double glazed windows overlooking the green towards the front of the property with a radiator mounted below and large carpeted floor space suitable for a choice of layout. The rear of the property is presented in an open plan manner ideal for modern family living with all wooden effect flooring laid underfoot. Initially the space opens to allow for a formal dining table sat in front of the uPVC French doors to the rear garden patio while slightly further into the space a range of wall and base mounted storage extends out around rolled edge work surfaces giving way to integrated appliances including a oven and gas hob with extraction above and leaving room plus plumbing for a dishwasher and space for a standalone fridge/freezer. Through from here a handy utility room can be accessed with additional plumbing for a washing machine and inlet for a tumble dryer while the gas combination boiler can be found mounted on the wall next to the secondary access door for the rear garden. The first floor landing splits to allow access into all three bedrooms handy built in storage cupboard and the three piece family bathroom suite complete with an electric shower mounted over the bath with a part tiled surround and low level radiator. The larger of the bedrooms comes towards the front of the home again with views over the green to the front with ample floor space for a large bed and additional storage solutions also benefiting from the use of a three piece en-suite shower room neatly decorated with wooden effect flooring, corner shower unit and wall mounted radiator.

A further two bedrooms can be found towards the rear of the home overlooking the rear gardens with the larger coming to your right in the form of a double bedroom with all carpeted flooring whilst the smaller sits to the adjacent side, a large single bedroom with uPVC double glazed windows to the rear making an ideal single bedroom, nursery, study or dress room.

## FIND US

Postcode : IP20 9GD

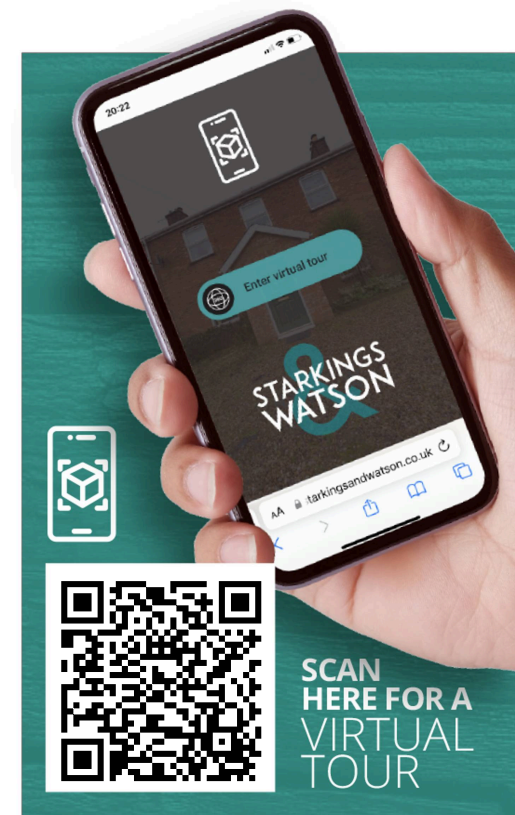
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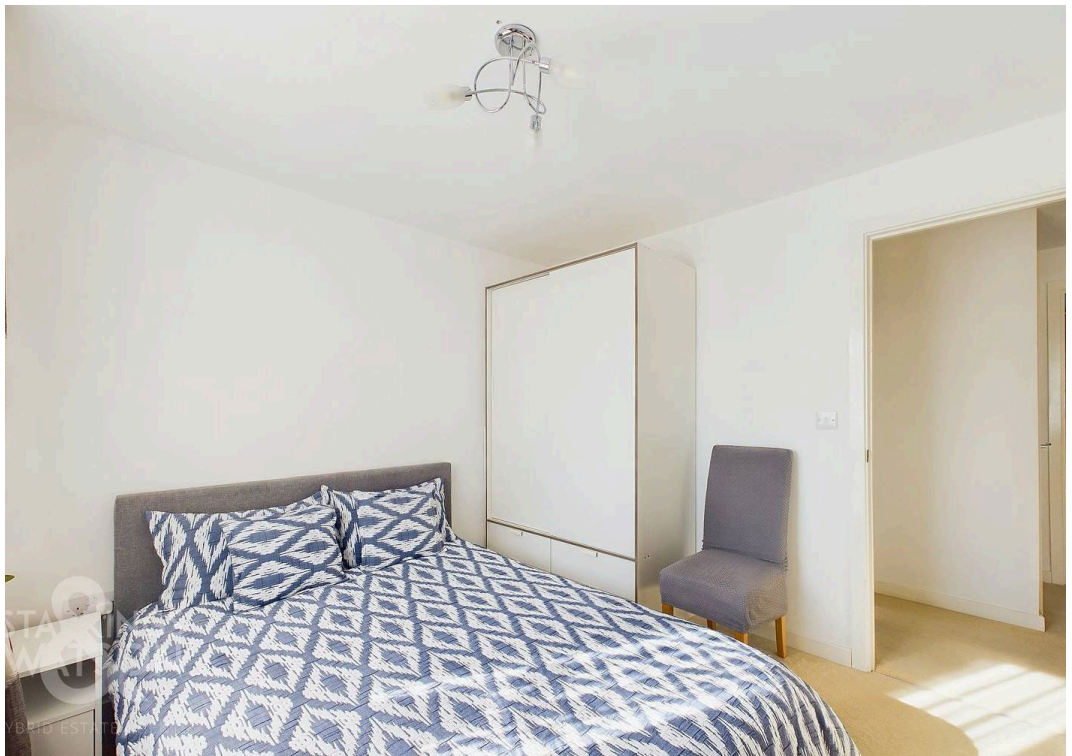
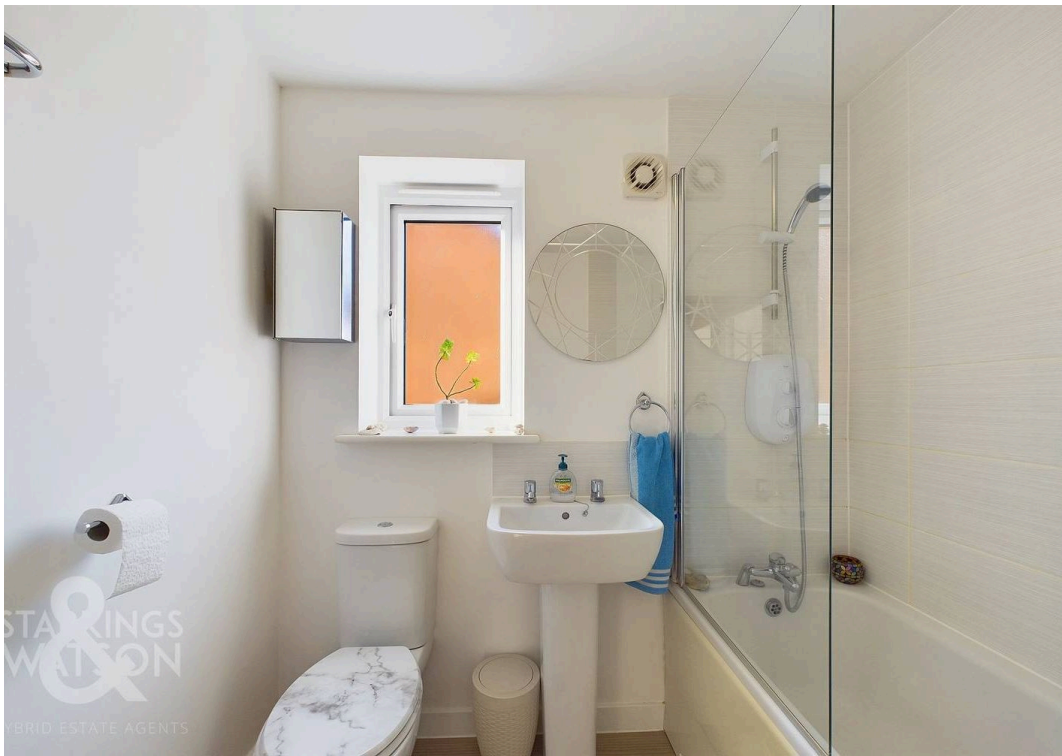
## VIRTUAL TOUR

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

## AGENTS NOTE

There is a yearly maintenance fee to be paid amounting to roughly £120 PA.







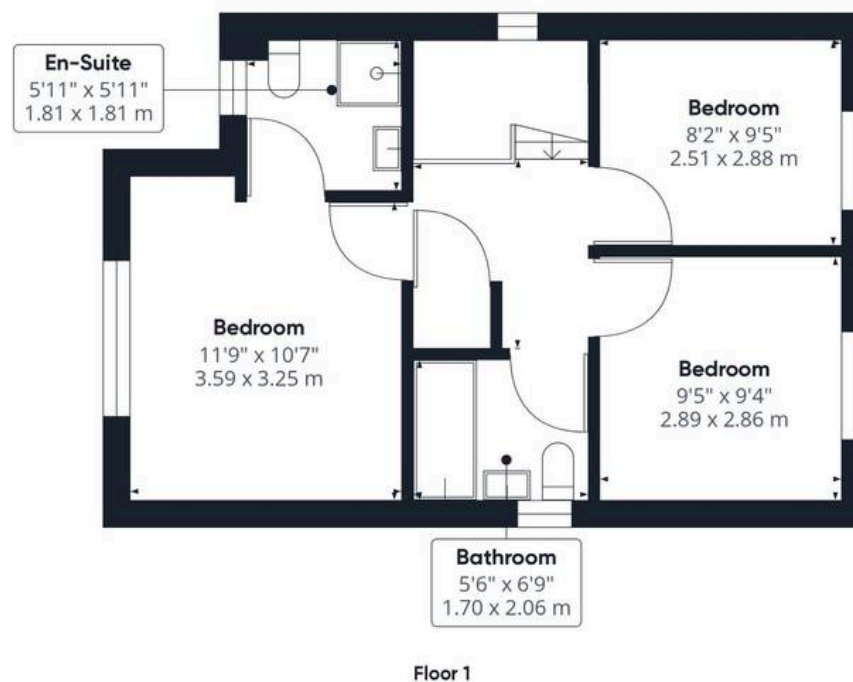
## THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and to the rear with timber fencing giving way to planting borders housing multiple colourful plants, shrubs and tall privacy giving trees around the edges, with the rest of the garden predominantly laid to lawn. As you exit via the French doors from the dining room, a large patio space is home to a bespoke built pergola with a pitched roof, creating the perfect spot to relax in the summer.

**Garage**

**Driveway**





**Approximate total area<sup>(1)</sup>**

885.12 ft<sup>2</sup>  
82.23 m<sup>2</sup>

(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**



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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.