



Old Chapel Yard, Harleston - IP20 9AJ





## Old Chapel Yard

Harleston

NO CHAIN! This quaint GRADE II LISTED cottage located in the HEART of HARLESTON down a private lane offers convenience of town centre living with the benefit of a QUIET and SECLUDED position. The cottage is offered with no onward chain and comprises a porch entrance with generous main sitting room with fireplace as well as access to a dining space beyond. The sitting room leads through to the kitchen to the rear as well as offering stairs to the first floor landing. Heading up to the first floor there are THREE BEDROOMS as well as a family bathroom for four piece suite. Externally you will find PRIVATE HARD STANDING garden to the front providing either ample parking or garden space with a SOUTH FACING aspect. The cottage would make an ideal FIRST TIME PURCHASE or 'lock up and leave'.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Cottage
- Town Centre Location
- Tucked Away Position
- Sitting, Dining Room & Kitchen
- Three Bedrooms & Family Bathroom
- Driveway Parking To Front
- Potential Garden Space To Front
- Ideal 'Lock up and Leave' Or 'Buy To Let'



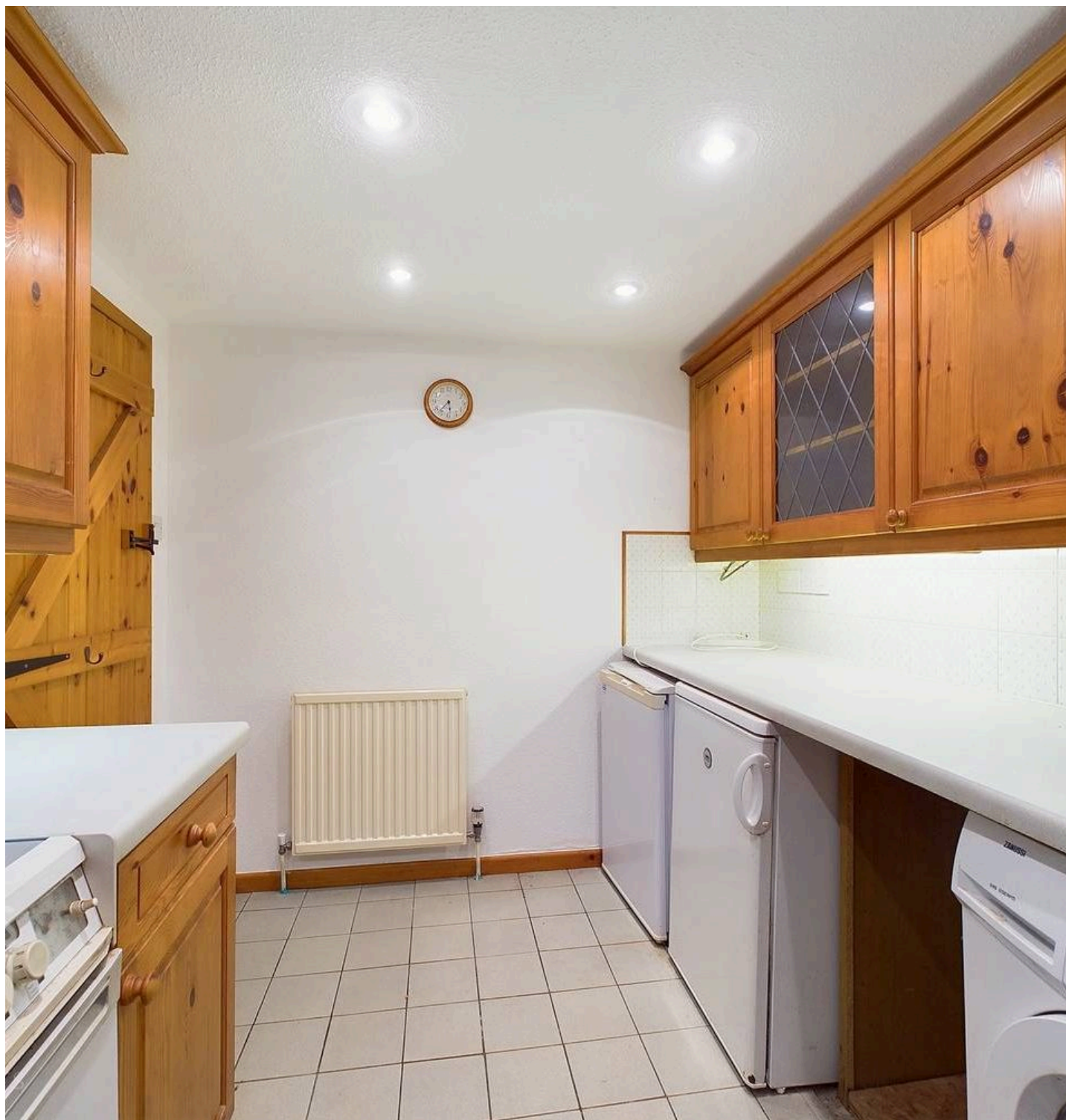
Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive 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 private driveway of Chapel Yard with hard standing to the front of the cottage providing both garden space and off road parking.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a useful entrance porch with space for coats and shoes which leads into the main front reception room. Within the front reception you will find stairs to the first floor landing as well as a feature fireplace with wooden mantelpiece housing a gas fired back boiler as well as access into the dining room with double doors leading from the sitting room. The sitting room also provides access to the rear to the kitchen which is fitted with a range of wall and base level units with rolled edge work surfaces over as well as space for freestanding appliances including an oven, washing machine, fridge and freezer as well as dishwasher. Heading up to the first floor landing you will find three bedrooms and a bathroom off landing as well as loft hatch access.





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To the front there is a single room with large built in storage cupboard as well as a double room also located to the front. To the rear you will find a further bedroom and the main family bathroom with bath and shower attachment over, WC, hand wash basin and bidet.

FIND US

Postcode : IP20 9AJ

What3Words : ///thrashing.monday.inflates

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the cottage is Grade II Listed and is found off a private lane in the heart of the town centre.

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HYBRID ESTATE AGENTS









## THE GREAT OUTDOORS

The garden area and outside space is all found to the front. This area could be sectioned off quite easily with fencing to create garden as well as parking space for one vehicle. Currently it is fully open providing parking for multiple vehicles.



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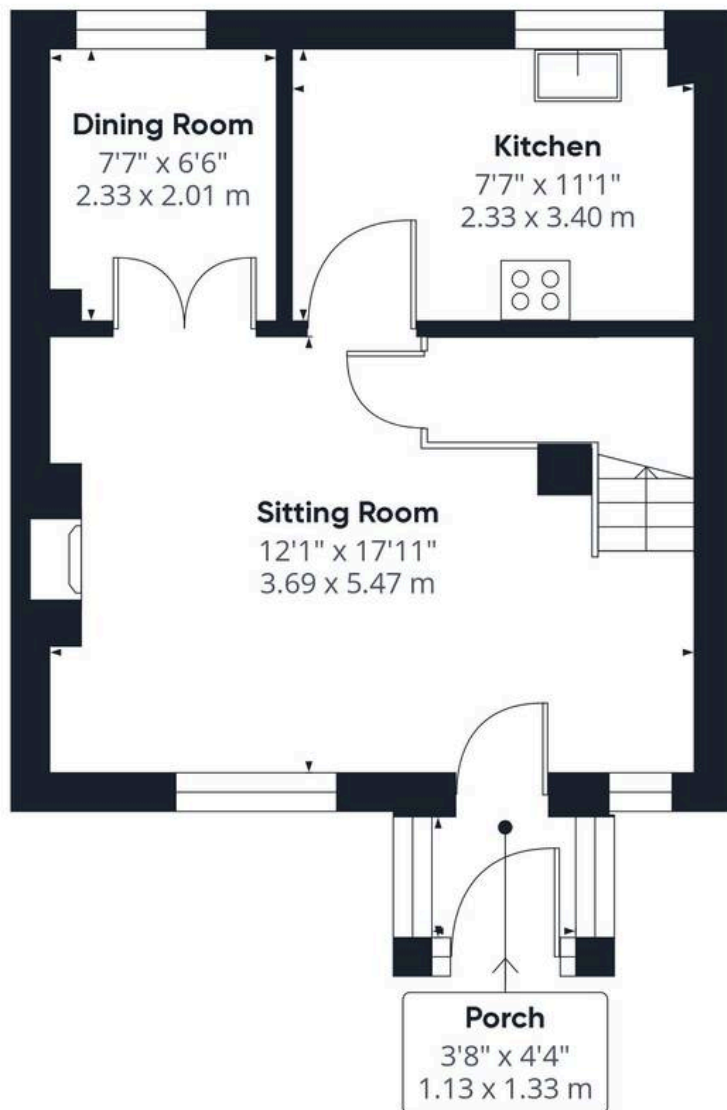
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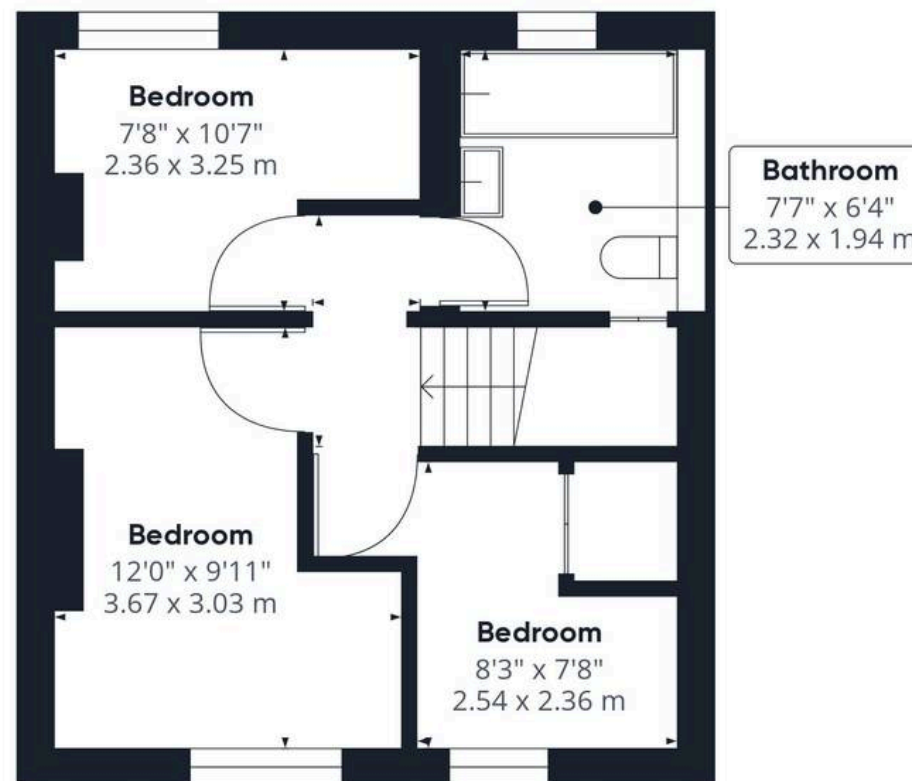
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SCAN HERE FOR A VIRTUAL TOUR





Ground Floor



Floor 1

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

671.24 ft<sup>2</sup>

62.36 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





## 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 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.