



Bullfinch Drive, Harleston - IP20 9FB





## Bullfinch Drive

Harleston

Located in a much requested residential area close to town, this charming property presents a fantastic opportunity for a young family. This meticulously maintained **THREE BEDROOM MID TERRACE TOWN HOUSE** boasts accommodation spread across **THREE GENEROUS FLOORS**. The ground floor features a hall entrance with W/C, cosy sitting room opening onto the garden complemented by a **SEPARATE KITCHEN/DINING ROOM** offering space for family meals and social gatherings. Upstairs, and on the first floor there are two ample bedrooms as well as a family bathroom with the top floor providing a **MASTER BEDROOM** and **EN-SUITE** shower room. The property also benefits from a fully **LANDSCAPED** and **PRIVATE REAR GARDEN** with raised planting borders bursting with shrubs and ample patio space, perfect for outdoor entertaining. A shed with power supply provides convenient storage options, while a gate leads to the rear parking area boasting **TWO ALLOCATED PARKING SPOTS** and a **SINGLE GARAGE**. Enclosed by sturdy timber fencing, the rear garden offers both privacy and tranquillity, making it an ideal spot to unwind and enjoy the outdoors.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid Terrace Town House
- Accommodation Over Three Floors
- Sitting Room & Separate Kitchen/Dining Room
- Three Ample Bedrooms
- Family Bathroom, Ensuite & Separate W/C
- Landscaped Private Rear Gardens
- Allocated Parking & Garage
- Popular Residential Location Close To Town

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 house is approached via Bullfinch Drive using a small off shot meaning the house is set away from the road in a tucked away position. To the front there is an enclosed lawned garden with hedging and gates and a pathway leading to the main entrance door to the front. Heading under the archway to the side there is access to the shared parking area behind the house. Within the parking area there is one allocated parking space as well as the single garage.

## THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs to the first floor landing as well as the w/c. To the left of the hallway is the kitchen/dining room which offers space for a dining table as well as a range of wall and base level units with integrated electric oven, gas hob as well as space for fridge/freezer, washing machine and dishwasher. The gas fired boiler can also be found wall mounted. To the rear of the house is the sitting room with a pleasant aspect onto the garden as well as double doors beyond.

Heading up to the first floor landing there are stairs to the second floor landing as well as access to two bedrooms and a bathroom. The bedroom to the front offers built in storage as does the bedroom to the rear with two wardrobes. The family bathroom has a w/c and hand wash basin as well as a bath with shower over.

The top floor provides a large airing cupboard off landing and a door to the main master bedroom with fitted wardrobe and an en-suite shower room with shower, w/c and hand wash basin.

## FIND US

Postcode : IP20 9FB

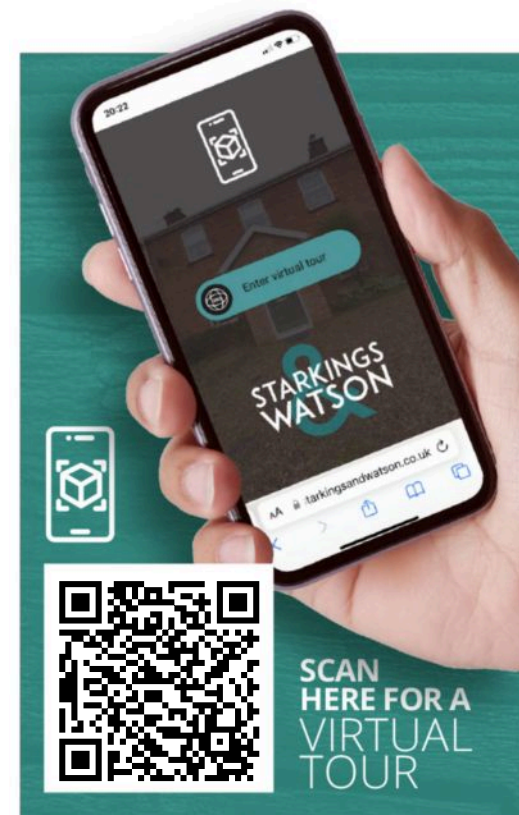
What3Words : ///crossings.bangle.privately

## VIRTUAL TOUR

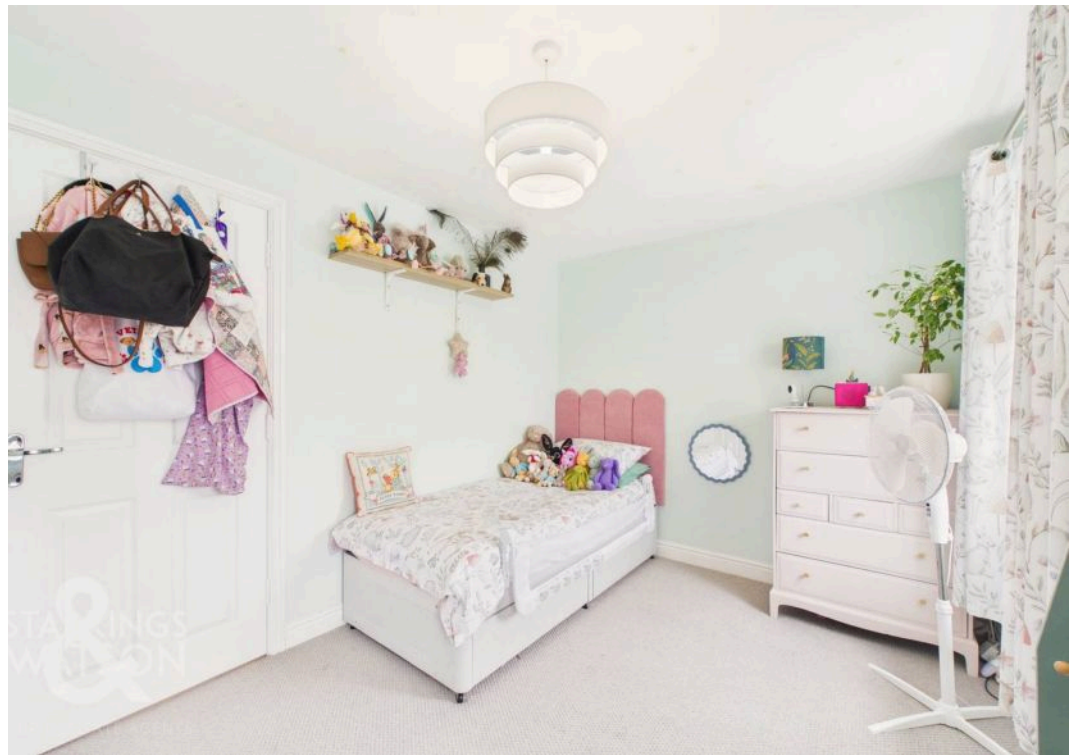
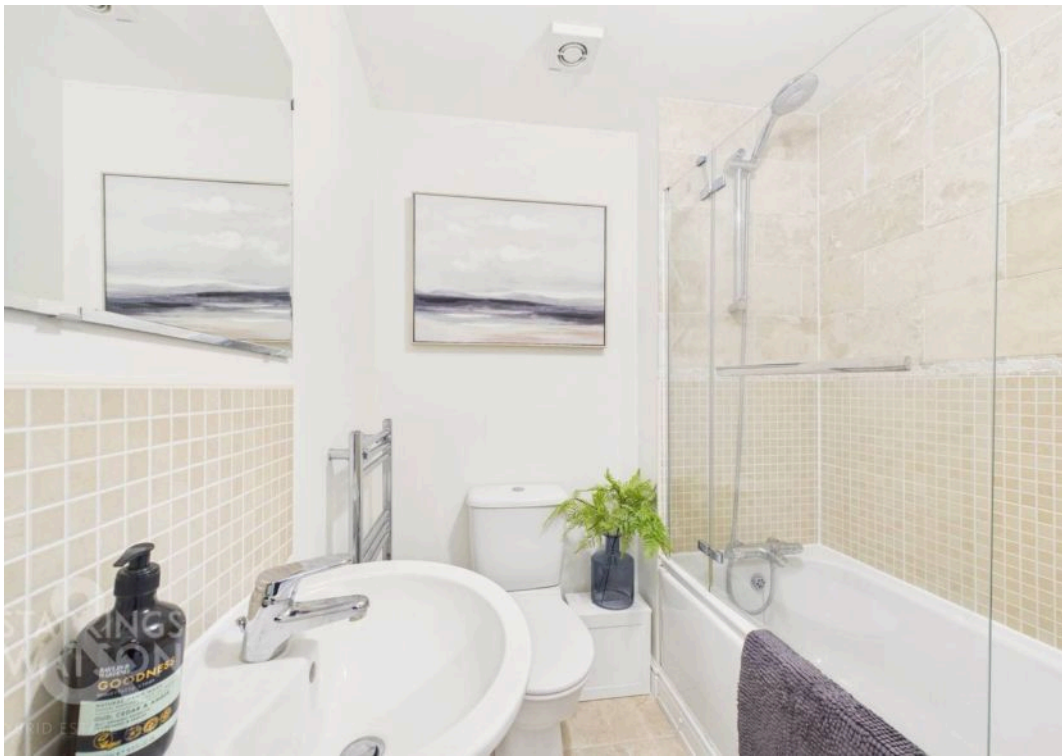
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Mains services are provided.











## THE GREAT OUTDOORS

A fully landscaped rear garden can be found with raised planting borders with shrubs as well as plenty of patio space ideal for entertaining. There is a shed with power as well as a gate leading onto the rear parking area where one allocated parking space and the single garage can be found, garage rafters boarded for additional storage. The garden is enclosed with timber fencing.





Ground Floor



Floor 1



Floor 2

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

734 ft<sup>2</sup>

68.2 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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.