



Briar Road, Harleston - IP20 9HT

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WATSON  
HYBRID ESTATE AGENTS



## Briar Road

Harleston

NO CHAIN. This MODERNISED mid-terrace home is situated on the fringes of this POPULAR TOWN. The property is finished with uPVC double glazing and electric storage heating, whilst SIZEABLE FRONT and REAR GARDENS complete the property, with an exterior shed and BRICK BUILT UTILITY ROOM. Once inside, the hall entrance leads to the SITTING ROOM with a PICTURE WINDOW to front, with the KITCHEN/DINING ROOM adjacent, with space for appliances and a useful STORAGE space under the stairs. The rear lobby offers the stairs to the first floor, and access to the SHOWER ROOM. Upstairs, THREE BEDROOMS and a newly fitted FAMILY BATHROOM can all be found off the landing.

Council Tax band: **B**

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid-Terrace Home
- Modernised & Re-decorated
- Kitchen/Dining Room
- Three Bedrooms
- Shower Room & Family Bathroom
- Sizeable Front & Rear Gardens
- On Road Parking

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

A lawned frontage offers a gated and hedged front boundary, with access leading to the main property.

#### ENTRANCE HALL

Wood effect flooring, smooth ceiling, doors to:

#### SITTING ROOM

Dimensions: 13' 2" x 11' 3" Max (4.01m x 3.43m).

Wood effect flooring, electric storage heating x2, uPVC double glazed window to front, smooth ceiling.



## KITCHEN/DINING ROOM

Dimensions: 15' 8" x 9' Max(4.78m x 2.74m). Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker with stainless steel splash back and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, space for dining table, wood effect flooring, electric storage heating, uPVC double glazed window to front, uPVC double glazed window to rear, television point, smooth ceiling, door to:

## REAR LOBBY

Wood effect flooring, door to rear, stairs to first floor landing, smooth ceiling, door to:

## SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, electric shower over wet room flooring, tiled walls, shaver point, extractor fan, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear.

## STAIRS TO FIRST FLOOR LANDING

Fitted carpet, electric storage heating, uPVC double glazed window to front, smooth ceiling with loft access hatch, doors to:

## DOUBLE BEDROOM

Dimensions: 10' 6" x 6' 9" (3.2m x 2.06m). Fitted carpet, electric storage heating, uPVC double glazed window to front, uPVC double glazed window to rear, smooth ceiling.

## DOUBLE BEDROOM

Dimensions: 10' 6" x 6' 9" (3.2m x 2.06m). Fitted carpet, uPVC double glazed window to front.

## DOUBLE BEDROOM

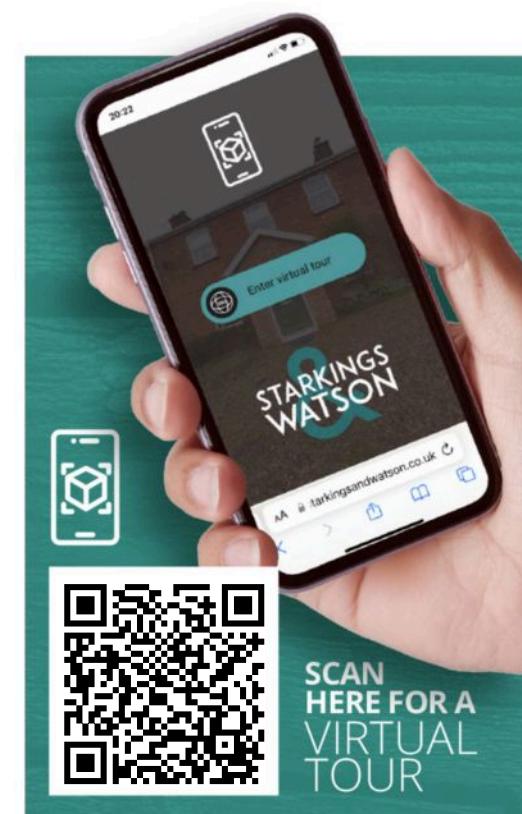
Dimensions: 10' 8" x 8' 8" Max (3.25m x 2.64m). Fitted carpet, electric storage heating, uPVC double glazed window to rear, smooth ceiling.

## FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, aqua board splash backs, smooth ceiling.

## UTILITY ROOM

Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, space for washing machine.







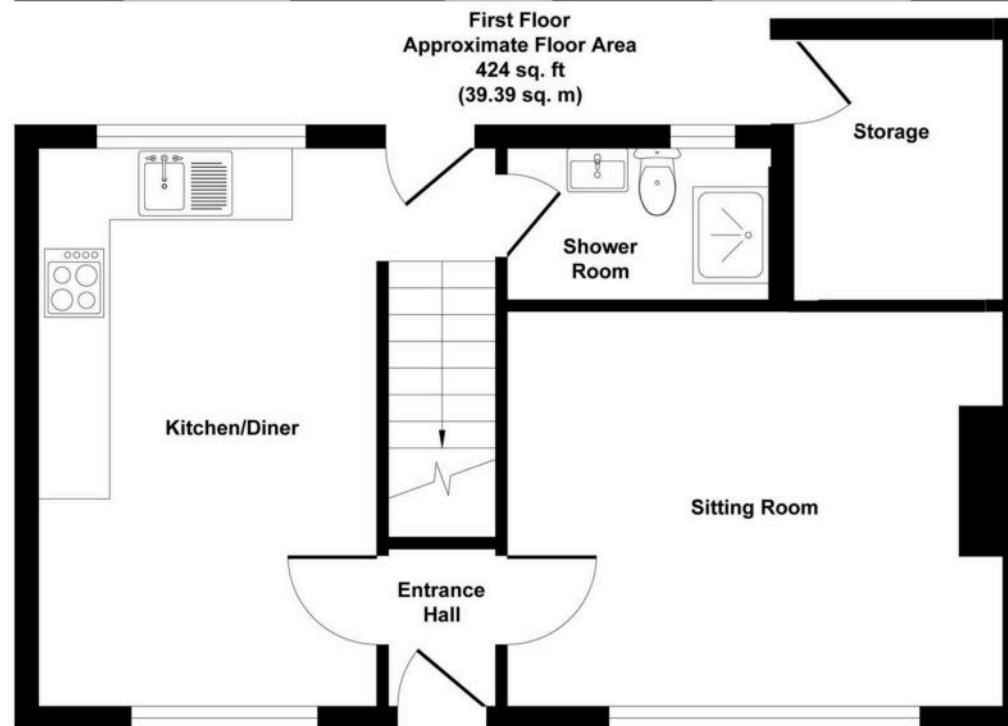
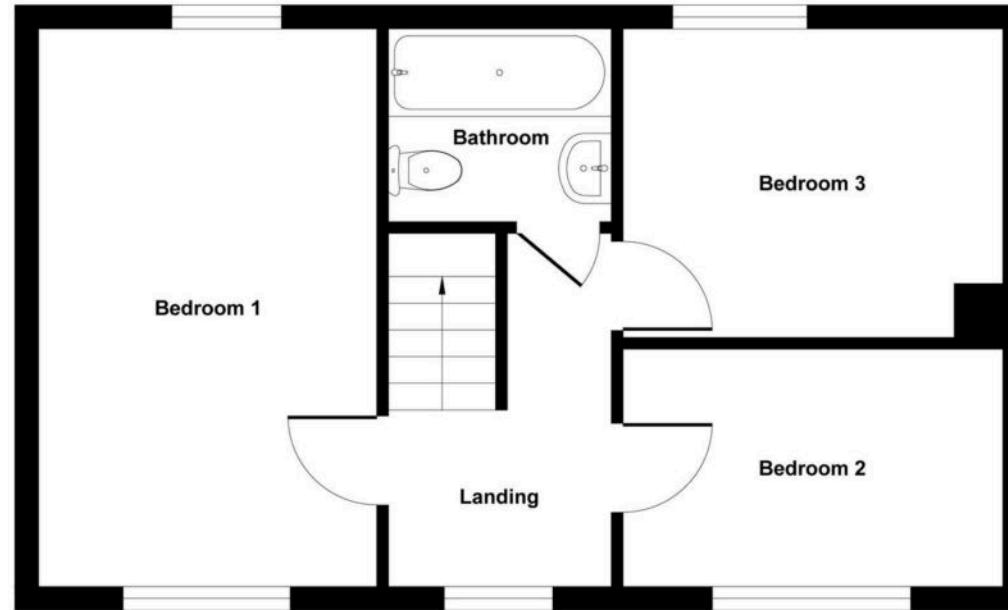
## THE GREAT OUTDOORS

A bisected rear garden offers a patio area and main lawn, with a range of planting and a useful timber built storage shed. Gated access leads to the front of the property.

## FIND US

You may wish to use your Sat-Nav (IP20 9HT), but to help you...From the centre of Harleston proceed out of the town along the Redenhall Road turning right into School Lane. Turn right into Jays Green, and left onto Briar Road. Follow the road, turning right which continues as Briar Road, where the property will be found on the right hand side.







## 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)

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