



Harleston Road, Langmere - IP21 4PD



## Harleston Road

Langmere, Diss

With NO IMMEDIATE NEIGHBOURS and enjoying a ONE ACRE PLOT (stms), this SUBSTANTIALLY EXTENDED and FULLY RENOVATED DETACHED BUNGALOW enjoys over 2000 Sq ft (stms) of accommodation, and occupies a NON-ESTATE RURAL SETTING with SOUTH FACING GARDENS. With an OPEN PLAN INTERIOR and VAULTED ROOF STRUCTURE in the main living space, this home is an ENTERTAINERS DREAM, with OPEN PLAN LIVING at its absolute best! Three sets of BI-FOLDING DOORS open onto the GARDEN, with a GREEN and LEAFY VIEW as far as the eye can see, whilst AIR CONDITIONING ensures a COMFORTABLE INTERIOR! Entering the property, a functional hall entrance greets you, with doors to the OPEN PLAN U-SHAPED sitting and dining room with FITTED KITCHEN and CENTRAL ISLAND. Set under a VAULTED CEILING with exposed beams, this SIZEABLE ROOM with UNDERFLOOR HEATING has to be viewed to be believed. The UTILITY ROOM is adjacent, with more storage, and FOUR BEDROOMS BEYOND, three with EN SUITES, and a further shower room.



The LARGE GARDENS offer a FULL WIDTH PATIO, and INSULATED HOME OFFICE. A further SUMMER HOUSE and DETACHED DOUBLE GARAGE offer further storage options.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial Detached Luxury Bungalow
- Over 2000 Sq ft (stms)
- Open Plan Living with a Vaulted Ceiling - Enjoying Underfloor Heating & Air Conditioning
- Kitchen with Central Island
- Four Double Bedrooms
- Three En Suites & Shower Room
- Garden Home Office, Summer House & Double Garage
- Approx. 1 Acre Plot (stms)

The traditional Norfolk village of Langmere and Dickleburgh lies some 5 or so miles to the north of Diss and within the beautiful south Norfolk surrounding countryside and close to Dickleburgh Moor with outstanding views. Over the years the village has proved to be a sought after and popular location and still retains a good range of local amenities and facilities by way of having a village shop/post office/convenience store, public house, bus service to Diss, fish and chip shop, fine church, garage and well regarded schooling with an Ofsted outstanding rating.



## SETTING THE SCENE

Set back from the road and screened behind high level hedging, a large shingle driveway opens up, providing ample parking and turning space, with access to the double garage and main property.

## THE GRAND TOUR

Once inside, a welcoming hall entrance with wood effect flooring underfoot greets you, with doors leading to the main living accommodation and useful storage cupboard. The living accommodation flows in a u-shape, forming separate sections for sitting, dining and the kitchen itself. Flooded with natural light with dual aspect views through three sets of bi-folding doors, a vaulted ceiling can be found above with exposed timber beams and recessed spotlighting. Wood flooring flows through the space with underfloor heating, and ample room for soft furnishings and a dining table. Air conditioning is installed to both the sitting and dining areas for added comfort. The kitchen itself includes a striking range of wall and base level units, with a matching central island forming a breakfast bar, with further storage, whilst integrated cooking appliances include an inset electric ceramic hob and twin built-in electric ovens with a warming drawer below. Under cupboard lighting sits under the wall mounted units, with matching up-stands and tiled splash-backs installed. A dishwasher is integrated, while space is provided for an American style fridge freezer, with low level LED lighting. A door takes you to the utility room where a further range of storage units can be found, along with an inset ceramic butler sink and space for a further electric cooker. A built-in cupboard offers storage with tiled splash-backs running around the work surface, and a door takes you to the outside.

An inner hallway and stepped access leads to a rear facing bedroom which would also make an ideal study space, with fantastic garden views and wood flooring underfoot with underfloor heating. Sitting adjacent, a striking shower room can be found, with tiled splash-backs and a white three piece

suite including storage under the hand wash basin and a twin head thermostatically controlled rainfall shower. Also leading from the utility room, a hallway provides access to the three main bedrooms - all of which enjoy en suite facilities. The fully air conditioned main bedroom is accessed via a dressing room with wood flooring underfoot and ample space for a wardrobe, with an open aspect to the en suite which includes a feature rolled top slipper style bath with a mixer shower tap and vanity sink unit, including extensive storage space at high and low levels, with a wall mounted mirror and recessed spot lighting. A door takes you to the main double bedroom which offers dual aspect views to front and side, with wood flooring underfoot and under floor heating. The second and third bedrooms are both double bedrooms in size - with one enjoying dual aspect views and both being finished with wood effect flooring and underfloor heating, along with their own private en suite shower rooms. Both shower rooms are finished in the same design including storage under the hand wash basin and a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower, with tiled splashbacks.

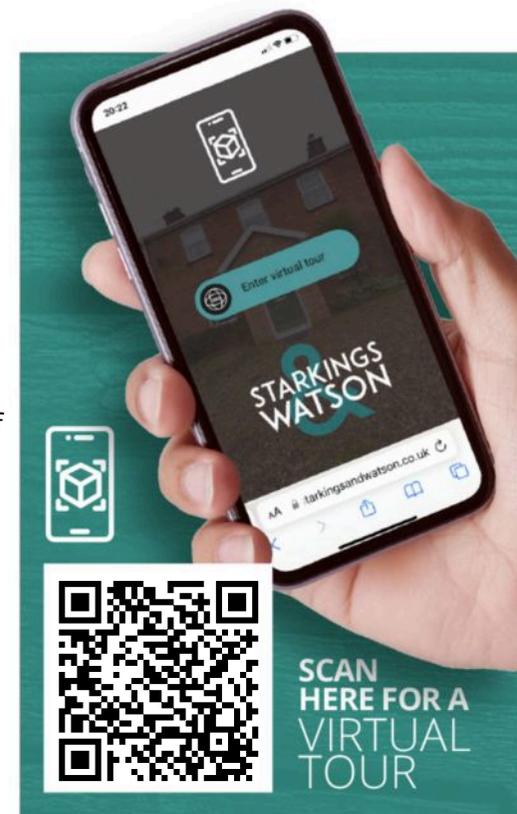
## FIND US

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## VIRTUAL TOUR

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



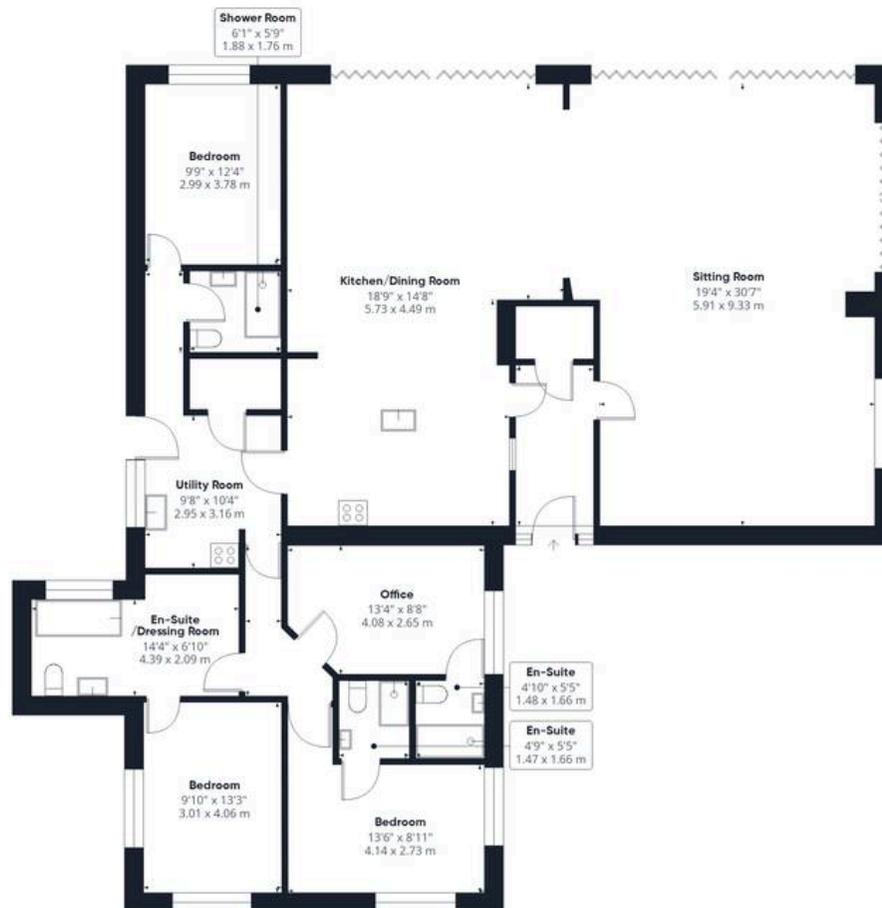




## THE GREAT OUTDOORS

A large patio seating area wraps around the bungalow with extensive seating space to the side and rear. A variety of mature trees can be found throughout the garden which is enclosed with post and rail fencing to all sides, along with closed board fencing and gated access to the driveway. Various outbuildings can be found including a timber built summer house creating the ideal home office space with windows and doors overlooking the garden, along with an adjacent store. A further garden room sits at the opposite end of the garden with a full width range of sliding tip and tilt doors and further French doors enjoying garden views with wood flooring underfoot, providing a home office or outdoor seating space. The double garage sits at the front of the property offering twin sets of double doors to front, with the raised ceiling and loft access hatch above, useful side access door, power and lighting.





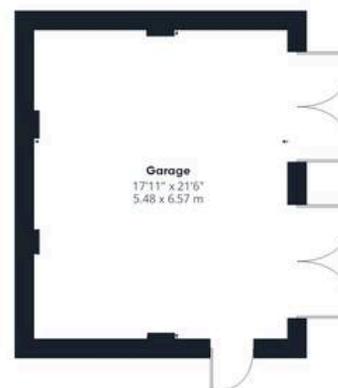
**Ground Floor** Building 1



**Ground Floor** Building 2



**Ground Floor** Building 3



**Ground Floor** Building 4

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

2860 ft<sup>2</sup>  
265.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**



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