



Brook Lane, Needham, Harleston, IP20 9LQ

Offers Over £295,000

A RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL (OVER 1600 SQ FT) INDIVIDUALLY BUILT AND SITUATED (X4 LARGE DOUBLE BEDROOMS) DETACHED HOUSE OCCUPYING A LARGE PLOT AND BOASTING BEAUTIFUL RURAL VIEWS. FURTHER BENEFITING FROM EXTREMELY HIGH INSULATION LEVELS, EXTENSIVE OFF-ROAD PARKING AND LARGE WORKSHOP/GARDEN HOUSE.

- Beautiful rural views
- Over 1600 sq ft
- High specification
- En-suite to master bedroom
- Very high insulation levels
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Enjoying a pleasing individual position, the property is found on a small no-through country lane backing onto open rural fields, whilst entertaining beautiful open views to the front over the undulating countryside. The attractive village of Needham offers a lovely assortment of many period and modern properties within the beautiful countryside surrounding the Waveney Valley. The historic market town of Harleston lies a couple of miles to the north and provides an extensive range of day to day amenities and facilities. The market town of Diss is within a 15 minute drive away and has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises of a deceptively spacious individually built and designed four bedroom detached house (having been completed in 2017). Great care and attention to detail has been undertaken to create a good deal of versatile space whilst ensuring the property is flooded by plenty of natural light. Particular notice is drawn to the high insulation levels with sealed unit upvc triple glazed windows and doors, along with insulated external rendering and additional 6 inches of internal wall insulation, as such significantly reducing running costs. Throughout the property is presented in a most excellent decorative order having been well maintained and cared for.

Externally

The property is set well back off a small country lane approached via an extensive brick weave driveway, providing parking for at least five cars, leading up to (brand new) picket fencing and with wheelchair access to the front door. To the side boundaries there is a recently installed vegetable patch area with raised boxed

borders and a mixture of different types of root vegetables. A recently installed potting shed and greenhouse attached fronts the vegetable patch area and provides useful space for the keen gardener. To either aspect of the property there is side access (with brick weave pathways) to the rear gardens which are a most impressive feature in themselves. To the southern boundary there is the erection of a large workshop/garden house measuring approximately 7' 10" x 22' 11" (2.40m x 7.00m) with power/light connected, insulated and external cement cladding. Abutting the rear of the property is a large paved patio area creating an excellent space for alfresco dining. Rural views to rear boundaries.

The rooms are as follows:

RECEPTION HALL: 9' 8" x 6' 4" (2.95m x 1.94m) Access via a composite door to front. Tiled flooring flowing through. Staircase rising to first floor level with under stairs storage cupboard. Oak internal doors giving access to..

OFFICE/STUDY: 9' 3" x 5' 7" (2.83m x 1.72m) With window to the front aspect enjoying pleasing views over the tree line and fields beyond. Wood effect work surface over to side, good storage space. Tiled flooring.

CLOAKROOM/WC: 5' 6" x 3' 1" (1.70m x 0.96m) Tiled flooring, low level wc and hand wash basin.

RECEPTION ROOM ONE/LOUNGE: 14' 7" x 12' 6" (4.47m x 3.82m) A bright and spacious double aspect room with upvc French doors giving access to the rear patio area. Window to side. A particular focal point is the cast iron wood burning stove with flue rising upon a tiled hearth. Opening through to the dining area.

RECEPTION ROOM TWO/DINING AREA: 13' 5" x 12' 11" (4.10m x 3.96m) A open plan living space connecting through to the lounge and kitchen area. Tiled flooring. Secondary door giving access through to the utility area.

KITCHEN/BREAKFAST ROOM: 15' 0" x 12' 3" (4.59m x 3.75m) An impressive kitchen with an extensive range of wall and floor units, marble effect roll top work surfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap, fitted range to side.

Breakfast bar. French doors giving external access.

UTILITY ROOM: 10' 2" x 9' 0" (3.11m x 2.75m) maximum measurements including built-in boiler room to side housing the pressurised hot water cylinder. The utility is fitted to the same specification as the kitchen, with work surfaces, storage cupboards and space and plumbing for automatic washing machine/tumble dryer etc. Window to front. External door to side. Tiled flooring.

FIRST FLOOR LEVEL:

LANDING:

Giving access to the four bedrooms and family bathroom. Deep built-in airing cupboard to side (shelved).

BEDROOM ONE: 24' 5" narrowing to 11' 8" x 9' 1" (7.46m narrowing to 3.56m x 2.77m) A particularly large master bedroom found to the rear of the property and enjoying elevated views over the surrounding countryside. Further having the luxury of en-suite facilities.

EN-SUITE: 5' 9" x 8' 4" (1.76m x 2.56m) A modern and contemporary suite in white with corner shower cubicle (double headed shower), low level wc, hand wash basin and heated towel

rail to side.

BEDROOM TWO: 12' 2" narrowing to 8' 11" x 10' 11" (3.73m narrowing to 2.74m x 3.35m) With window to the rear aspect and having pleasing views over the farmland. A large double bedroom.

BEDROOM THREE: 9' 6" x 12' 10" (2.92m x 3.92m) Found to the front aspect of the property and enjoying rural views. A large double bedroom.

BEDROOM FOUR: 10' 4" x 9' 3" (3.17m x 2.84m) With window to the front aspect and although being the smaller of the four bedrooms still a good size double bedroom.

BATHROOM: 10' 2" x 8' 11" (3.11m x 2.74m) maximum measurements, L shaped room. With frosted window to the side aspect comprising of a panelled bath, low level wc, hand wash basin, storage units and corner shower cubicle. Heated towel rail to side.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7314



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: 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.

