

DOUNE WAY

Harleston IP20 9QB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- Town Centre Location
- Quiet Cul-De-Sac
- Three Reception Rooms & Conservatory
- Newly Installed Fireplace & Wood Burner
- Four Generous Bedrooms
- Two Bathrooms
- Garden, Garage & Driveway

IN SUMMARY

Located just outside HARLESTON TOWN CENTRE, this IMPOSING EXECUTIVE STYLE DETACHED FAMILY home offers potential buyers with all the space they could need. Measuring in excess of 1400 Sq. ft (stms) INTERNALLY and offered in good order throughout, the accommodation comprises a WELCOMING ENTRANCE HALLWAY, CLOAKROOM, SEPARATE STUDY/RECEPTION ROOM. A well appointed family sized KITCHEN/DINING ROOM which in turn leads to the CONSERVATORY EXTENSION, as well as the SITTING ROOM to the REAR with a newly installed WOOD BURNER and doors onto the garden. On the first floor you will find FOUR DOUBLE BEDROOMS, an EN-SUITE shower room in addition to a FAMILY BATHROOM. Externally, DRIVEWAY PARKING to the side leads to the DETACHED GARAGE and an enclosed, PRIVATE REAR GARDEN. Offered with uPVC double glazing and GAS CENTRAL HEATING.

SETTING THE SCENE

The property fronts Doune Way, with a small front shingled garden and a hard standing path leading to

the main entrance door to the front. To the side there is hard standing driveway parking leading to the detached garage and gated access to the rear garden.

THE GRAND TOUR

Entering the main house into the central hallway you will find access to the first floor landing as well as the downstairs W.C and under stairs storage. To the left there is a very useful reception/study room which can be used in a number of different ways. The main sitting room is located to the rear with French doors opening onto the garden. Within the sitting room you will find a newly installed fireplace housing a wood burning stove. The kitchen/dining room can be found to the right of the central hallway and offers a range of cupboard storage and rolled edge work surfaces, as well as space for various white goods and an integrated electric oven/grill with gas hob and extractor fan over. Plenty of space is provided for the dining table as well as providing access to the conservatory beyond. Leading up to the first floor landing you will find access to the loft as well as an airing cupboard. Accessed from the landing you will find four ample bedrooms - all of which are doubles. The main bedroom benefits from built-in wardrobes and an en-suite shower room, whilst the main family bathroom also leads off the landing.

THE GREAT OUTDOORS

Leaving the property via the French doors in the conservatory you step straight out onto the rear patio. The garden is completely enclosed by a combination of timber fenced panels and mature



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hedging. The garden is mainly laid to lawn and provides a private and non-overlooked space for outside entertaining including a pergola. There is a personnel door from the rear garden leading to the garage also.

OUT & ABOUT

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 and shops 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.

FIND US

Postcode : IP20 9QB

What3Words : ///media.hourglass.silently

VIRTUAL TOUR

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

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.

Price:



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Approximate total area⁽¹⁾
 1470.61 ft²
 136.62 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.