

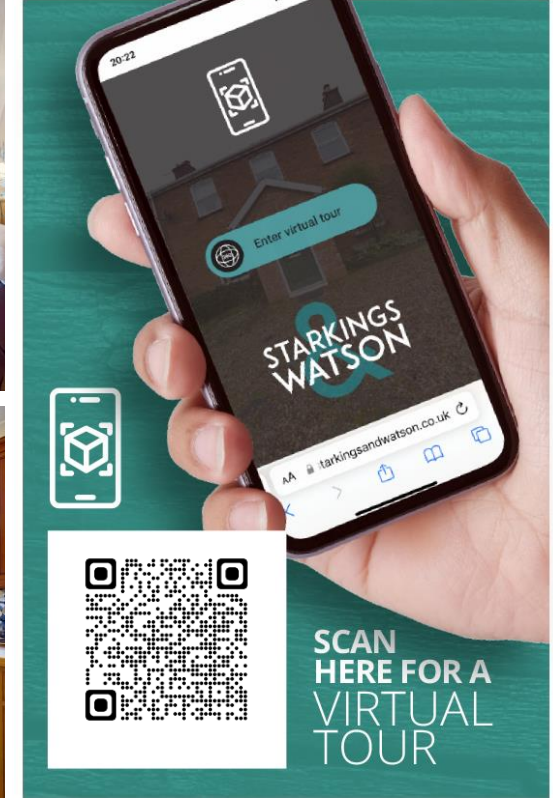
STATION ROAD

Alburgh, Harleston IP20 0BT

Freehold | Energy Efficiency Rating : E

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FOR SALE
PROPERTY



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STARKINGS
WATSON

- Detached Bungalow
- 0.27 Acre Plot (stms)
- Three / Four Bedrooms
- Almost 1300 Sq Ft Internally (stms)
- Impressive Main Reception With Fireplace
- Private Mature Gardens Front & Rear
- Driveway Parking, Garage & Carport
- Sought After Village Location

IN SUMMARY

Located within the POPULAR and SOUGHT AFTER village of Alburgh close to HARLESTON and BUNGAY is this DETACHED THREE BEDROOMS 1950's built characterful bungalow. The property is set within a MATURE and GENEROUS PLOT of 0.27 ACRES (stms). Internally the accommodation extends to approximately 1300 SQ FT (stms) with a very flexible layout which could even incorporate an annexe of sorts. The accommodation comprises; Porch entrance and utility room, kitchen, inner hallway, impressive bay fronted sitting/dining room with FIREPLACE, w/c and separate bathroom, THREE AMPLE BEDROOMS, a further shower room and as well as a further room that could be used as an office/bedroom or kitchenette. The gardens can be found front and rear and offer plenty of well kept space to be enjoyed all year round alongside DRIVEWAY PARKING, carport and garage.

SETTING THE SCENE

The property is approached via Station Road on the corner of Low Road with a gated shingled driveway providing access to the parking area with ample parking. There is also a car port to the side with garage behind and the main access door found to the side.

THE GRAND TOUR

Entering via the main entrance door to the side you will find a lovely traditional porch with access to the utility room and the garden beyond. The utility houses space for white goods under counter. The kitchen is the first room you enter within the main part of the property. A traditional room with tiled flooring and solid wood units with wooden worktops over. You will find space for double range oven, fridge freezer, space for a breakfast table and floor standing oil fired boiler. Beyond the kitchen is the central hallway with various cupboards and loft hatch access. The main reception room is used as a sitting room with dining area found to the left with a lovely bay window to the front and double doors onto the garden. There is also a fireplace housing a woodburner. Heading down the hallway there is a separate w/c and then family bathroom with wood panelling, bath and shower over. The main bedroom can be found on the opposite side of the hallway with a range of fitted wardrobes. There is also another comfortable double room to the rear of the bungalow overlooking the garden. Following the hallway you then reach the possible annexe which comprises a shower room/ w/c, generous double bedroom to the front and useful multi purpose room to the rear with plumbing and counter worktops which could easily be used as a kitchen. This room also provides access to the garden beyond.

THE GREAT OUTDOORS

Mature gardens can be found front and rear. The front garden features a lovely established pond with fish and is surrounded by heathers and a mature Japanese Maple, rose bushes, various shrubs and blossom bushes, cherry plum tree and nut tree. There is a driveway



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leading to a carport. At the back of the carport is a building that could be used as a possible garage or large workshop although maintenance is required to this building. Far reaching views can be found to the front across the fields. The rear garden is private and has a patio area with the remainder laid to lawn and has a wide variety of flowers, shrubs and bushes. The trees include bramley cooking apple, beech tree, flowering cherry and iron tree and numerous clematis. You will also find a greenhouse and timber shed.

OUT & ABOUT

Alburgh is a rural village located equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.

FIND US

Postcode : IP20 0BT

What3Words : ///averts.headstone.stop

VIRTUAL TOUR

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

AGENTS NOTE

Buyer are advised the property benefits from private septic tank drainage and oil fired central heating.

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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GIRAFFE 360

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

Excluding balconies and terraces

Approximate total area^m
1256.65 ft²
116.75 m²

