

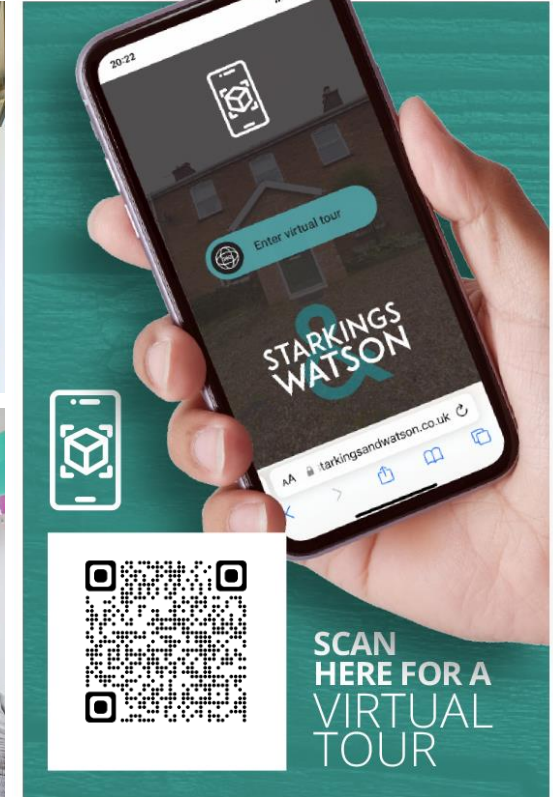
NEEDHAM ROAD

**Harleston IP20 9JY**

Freehold | Energy Efficiency Rating : E

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

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**STARKINGS  
&  
WATSON**



- End Of Terrace Home
- Just Outside The Town Centre
- Two Reception Rooms
- Separate Kitchen
- Two Ample Bedrooms
- Family Bathroom
- Very Generous Rear Garden
- Newly Fitted uPVC Glazing & Gas Fired Boiler

Located on the fringes of HARLESTON TOWN CENTRE you will find this CHARACTERFUL END OF TERRACE HOME. The property benefits from recently fitted uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING BOILER. Internally there are TWO MAIN RECEPTIONS one with a fireplace and the other with a built in cupboard and access to the garden. In addition, on the ground floor there is a kitchen. On the first floor you will find TWO DOUBLE BEDROOMS off landing and a family bathroom. Externally there are very generous rear gardens split into two sections with a paved patio and large lawns. The property is found within the town of HARLESTON providing excellent range of local facilities and amenities as well as easy access to the DISS with mainline train links to LONDON.

#### SETTING THE SCENE

Approached via Needham Road you will find a shingled frontage with paved pathway to the main front door. Parking can be found on road.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a front reception with feature fireplace and wood effect flooring, beyond is a lobby with stairs to the first floor and then the dining room. The second reception/dining room has tiled flooring and a door to the rear garden as well as understairs storage cupboard. The dining room provides access to the kitchen with cupboard storage and rolled edge worktops. There is then space for all white goods with fridge/freezer, dishwasher and washing machine and freestanding oven. Heading upstairs off the landing there are two bedrooms. The main bedroom found to the front with fitted wardrobe and the second overlooking the rear garden. The family bathroom is found to the rear as well with bath and shower over as well as the boiler cupboard.

#### THE GREAT OUTDOORS

To the rear there are generous gardens leading off the dining room. The first section offers paved patio ideal for outside dining with a timber shed. To the rear section you will find a large lawned area with further timber sheds and mature hedging, the ideal space for the family to enjoy.

#### 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 the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a



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further range of amenities and a direct train line to London Liverpool Street.

#### FIND US

Postcode : IP20 9JY

What3Words : ///decays.majors.scorpions

#### VIRTUAL TOUR

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

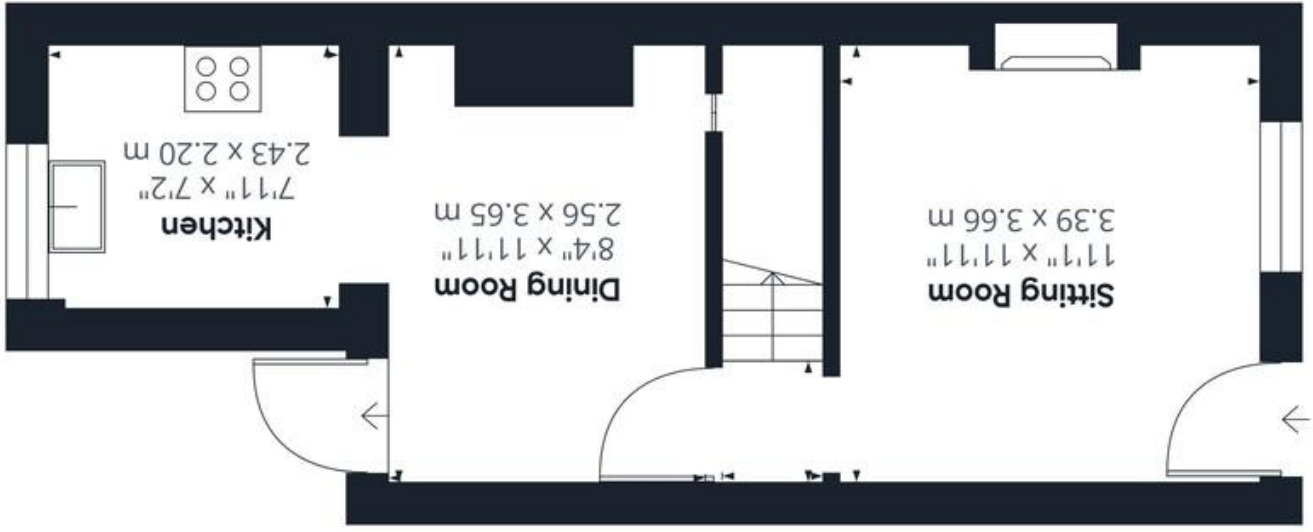
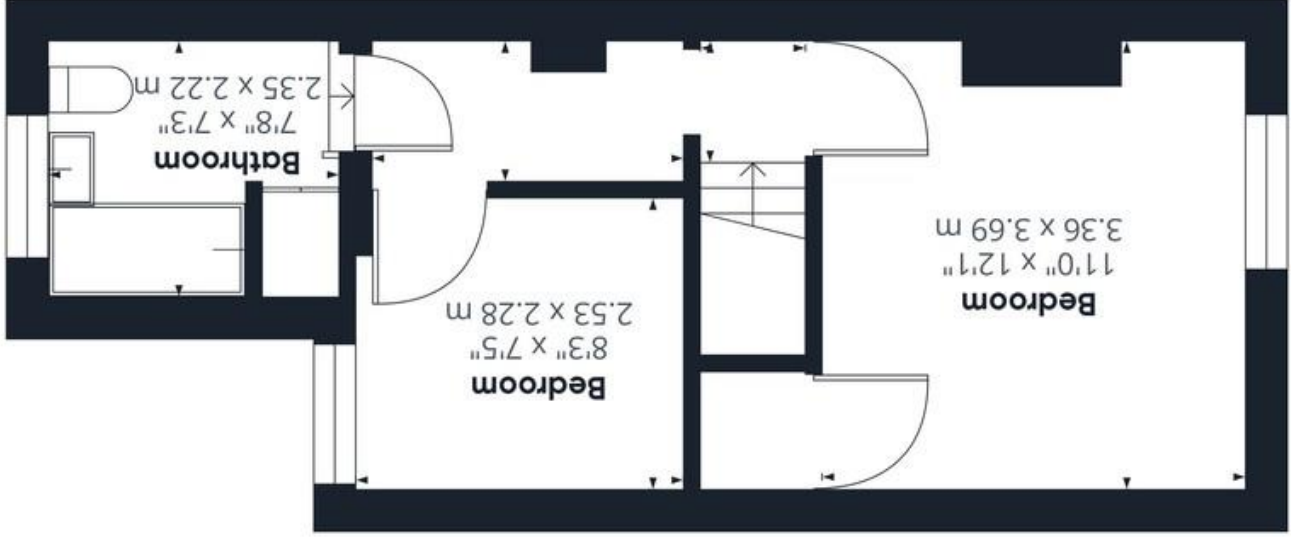
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
624.08 ft<sup>2</sup>  
57.98 m<sup>2</sup>