

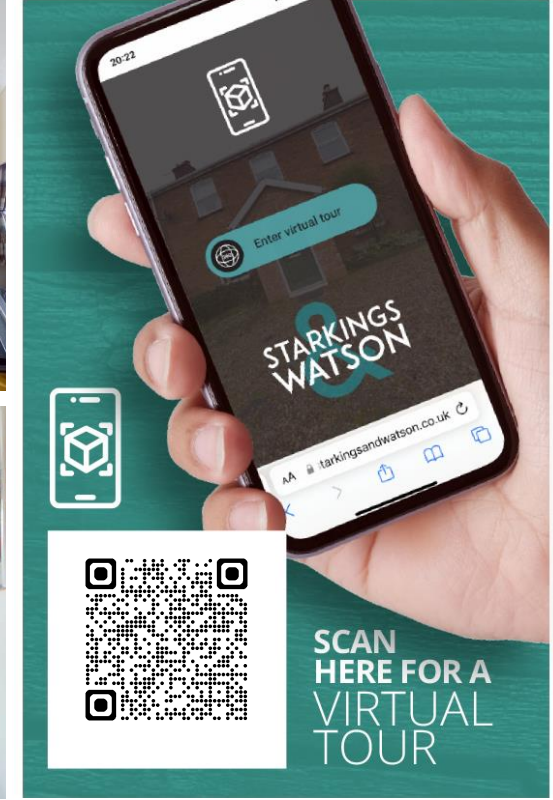
HIGH ROAD

# Needham, Harleston IP20 9LB

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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- Stunning Detached Bungalow
- Complete Renovation
- Extended and Improved
- Open Plan Kitchen/Dining Hall
- Sitting Room With Woodburner
- Four Double Bedrooms & Two Stunning Bathrooms
- New Heating & Electrics With High Degree Of Efficiency
- Large Plot & Driveway Backing Onto Fields

#### IN SUMMARY

Having been completely renovated within the last two years by the current vendors to include NEW CENTRAL HEATING and NEW ELECTRICS as well as rear extension, new kitchen and new bathrooms, this DETACHED BUNGALOW is now presented in 'Tip Top' condition and extends to over 1500 SQFT (stms). Externally the bungalow offers a NEWLY LAID DRIVEWAY providing plenty of PARKING and to the rear a WELL KEPT garden with EXTERNAL SEATING AREAS and fields beyond. Internally you will find a very welcoming entrance hall / dining area with BI-FOLDS onto the garden. There is a MODERN HIGH SPEC KITCHEN with conservatory and utility and W/C. In addition, a large sitting room to the front as well as FOUR GENEROUS BEDROOMS and family bathroom. To the master bedroom there is an impressive en-suite with both bathrooms having just been re-fitted. The bungalow is located in the heart of the POPULAR VILLAGE of NEEDHAM on the fringes of HARLESTON.

#### SETTING THE SCENE

Approached from High Road in the centre of the village you will find an expansive resin shingled driveway providing parking for a number of vehicles. There is a detached timber built log cabin style garage to the front with power and light as well as front lawns and gated side access to the rear. The main entrance door is found to the front of the driveway.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with fitted storage leading into the Dining hall/reception with a flowing aspect through to the garden with bi-folding doors. The hallway provides access to the main sitting room to the front with a dual aspect and inset woodburner. Beyond the dining area is the newly installed modern kitchen with a full range of fitted cupboards and solid worktops over. The kitchen offers space for a double range oven (available by separate negotiation) as well as dishwasher and space for large fridge/freezer. The kitchen provides access beyond to the conservatory opening onto the garden with the benefit of a w/c and separate utility room both leading off the conservatory. Heading in the other direction from the central hallway is the bedroom wing comprising four ample bedrooms and two bathrooms. To the front of the bungalow there are two double rooms one of which has fitted wardrobes. The family bathroom is next which has been completely re-fitted and is now fully tiled with a double rainfall shower. To the rear of the bungalow you will find a further double bedroom with fitted storage as well as the impressive master



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suite. The main bedroom has a dual aspect overlooking the garden as well as an extensive array of fitted bedroom furniture and wardrobes. The ensuite bathroom has again been completely re-fitted offering a fully tiled space with separate bath and double walk in rainfall shower.

#### THE GREAT OUTDOORS

The enclosed rear garden is well presented with an open field aspect to the rear and beyond. Leading directly from the rear of the property there is a large, paved patio ideal for outside dining. The patio leads to an enclosed/covered entertaining or seating area creating another wonderful space for outside entertaining. Adjoining this is a timber built workshop. The main garden is laid to lawn with some mature planting and shrubs.

#### OUT & ABOUT

Needham is ideally situated close to the vibrant market town of Harleston which is 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 further range of amenities and a direct train line to London Liverpool Street.

#### FIND US

Postcode : IP20 9LB

What3Words : ///helpful.bonnet.enough

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the property benefits from private drainage via a septic tank.

**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>(1)</sup>  
 1529.55 ft<sup>2</sup>  
 142.1 m<sup>2</sup>

