



High Road, Needham - IP20 9LG

**STARKINGS  
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HYBRID ESTATE AGENTS





## High Road

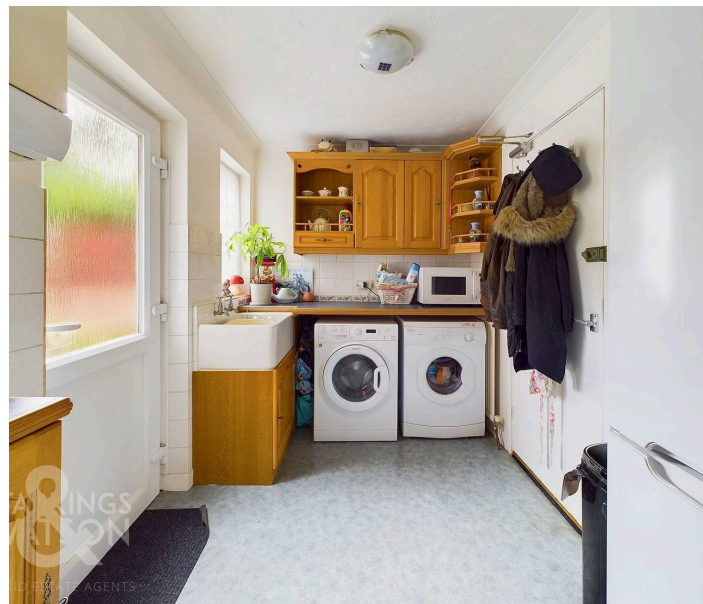
Needham, Harleston

NO CHAIN! Located in the HEART OF NEEDHAM close to HARLESTON, occupying an ELEVATED POSITION is this DETACHED FAMILY HOME with potential to EXTEND if required (STP). The house itself offers accommodation in excess of 1300 SQFT (stms) and comprises of an entrance hallway with w/c and shower room, main bay fronted sitting room, dining room OPEN PLAN to the kitchen, separate utility room and the integral garage completing the ground floor. On the first floor there are THREE DOUBLE BEDROOMS and a family bathroom. Externally you will find a very generous DRIVEWAY PARKING suitable for a number of vehicles as well as the garage. The gardens wrap around the house to the front, side and rear. The house is finished with uPVC double glazing as well as GAS FIRED central heating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





- No Chain!
- Detached Family Home
- Popular Village Location
- Opportunity for Extension (stp)
- Two Receptions with Kitchen & Utility
- Three Ample Bedrooms & Two Bathrooms
- Wrap Around Gardens
- Generous Driveway & Garage

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.

#### SETTING THE SCENE

Approached on the corner of High Road and Brook Lane the house occupies an elevated position with plenty of lawn to the front as well as the main entrance door. To the side is the hard standing driveway with ample space for parking numerous vehicles which also leads to the single garage with up and over door, power and lighting.



## THE GRAND TOUR

Entering the house by the main entrance door to the front, you will find stairs to the first floor landing as well as understairs storage. To the right hand side of the hallway, you will find the ground floor w/c and shower room which is fully tiled. The kitchen/dining room can be found straight ahead from the entrance hallway which is an open plan room with plenty of space for dining table and two windows overlooking the rear garden. The kitchen offers a range of solid wood units with rolled edge work surfaces over as well as space for freestanding oven and dishwasher. Off the kitchen the separate utility room features the same range of kitchen units with rolled edge work surfaces over as well as a separate sink, space and plumbing for washing machine, tumble dryer and fridge freezer. You will also find wall mounted gas fired boiler as well as door to the rear garden and door to the integral garage. Heading up to the first floor landing, you will find three double bedrooms and a family bathroom. The main bedroom is found straight ahead with dual aspect to front and rear. There is a third bedroom also faces the rear and the second bedroom faces the front. The family bathroom can be found at the end of the hallway offering a hand wash basin, w/c and bath with shower head over. There is also fitted storage off the landing.

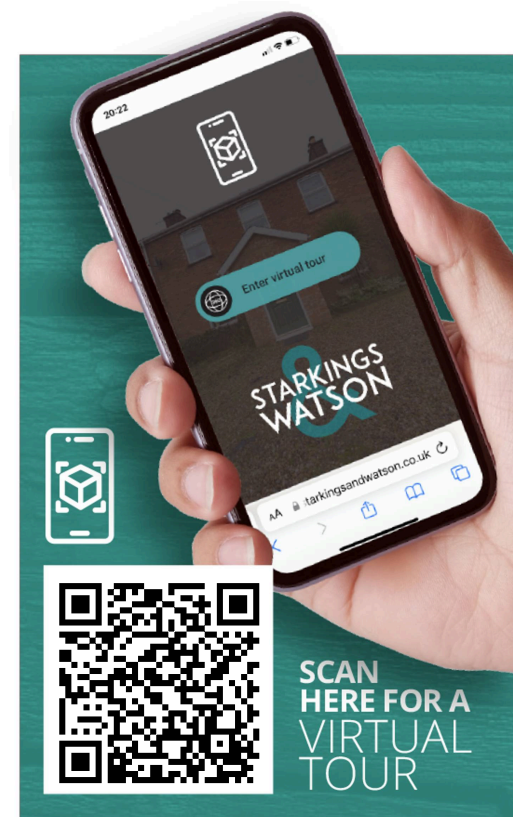
## FIND US

Postcode : IP20 9LG

What3Words : ///[nutrients.financial.nuptials](https://www.what3words.com/#!/en/nutrients.financial.nuptials)

## VIRTUAL TOUR

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









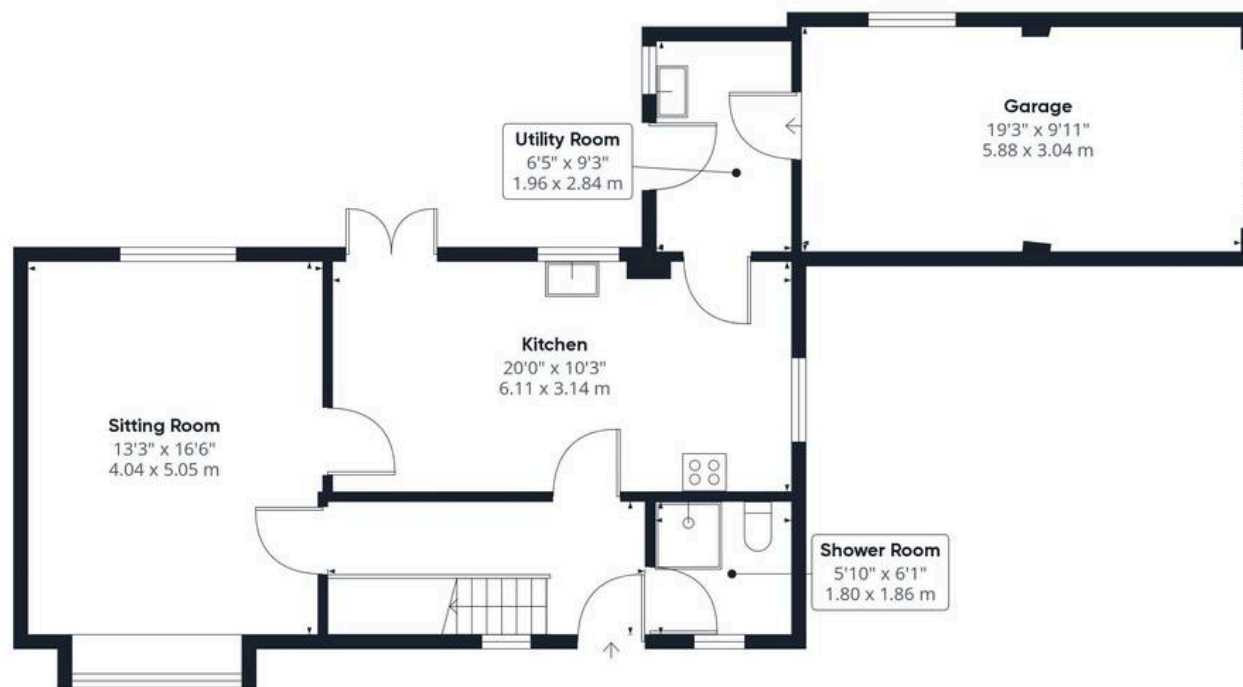


## THE GREAT OUTDOORS

The rear and side gardens are enclosed with brick walls and timber fencing and can also be accessed from the side driveway as well as the frontage via secure gates. The rear gardens are laid to lawn in the main with a paved terrace ideal for outside dining. From the rear you can also access the utility room.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1320.52 ft<sup>2</sup>

122.68 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.