



Blackbird Way, Harleston - IP20 9GA



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Harleston, Harleston

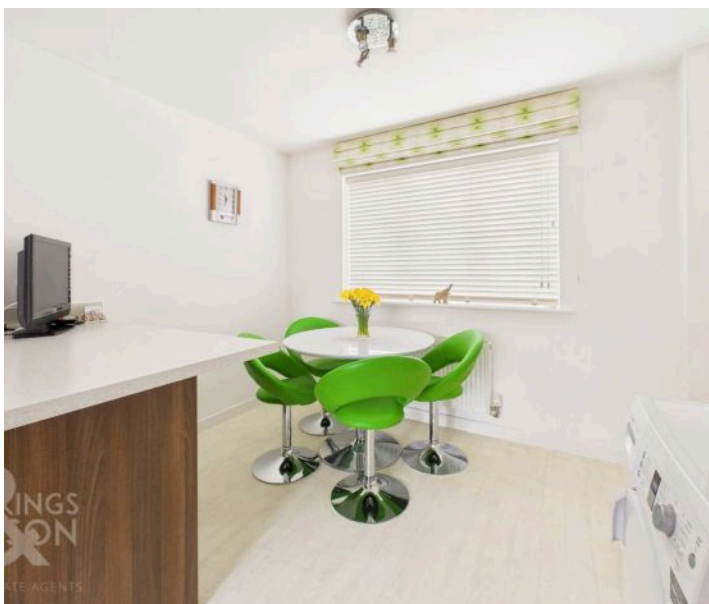
Located within a QUIET CUL-DE-SAC location, this FOUR BEDROOM DETACHED house presents a prime opportunity for those seeking a spacious family home close to the town centre. The house itself is a modern, WELL MAINTAINED property and offers TWO BRIGHT RECEPTION rooms, a modern kitchen dining room, W/C, FOUR AMPLE BEDROOMS, as well as two bathrooms meaning there is plenty of space for a growing family. Externally there is an immaculate private rear garden, DRIVEWAY PARKING for two vehicles to the rear as well as a single garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Motivated Vendors!
- Detached Family Home
- Cul-De-Sac Location
- Two Bright Reception Rooms
- Modern Kitchen/Diner
- Four Ample Bedrooms
- Two Bathrooms & W/C
- Private Rear Gardens, Driveway & Garage



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

SETTING THE SCENE

The property is approached via a small cul-de-sac with hard standing driveway parking to the rear of the house for two vehicles. The driveway leads to the garage beyond with up and over door, power and light. There is a gate from the driveway to the rear garden. The main entrance door is found to the front of the house with a pedestrian access and small front lawns.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with stairs to the first floor, understairs storage, the w/c and wood effect flooring. The kitchen/dining room is found to the right of the hallway with a range of wall and base level units and rolled edge worktops over. There are various integrated appliances to include a fridge/freezer, dishwasher, washing machine, gas hob and double eye level oven/grill. There is plenty of space for a dining table as well as a door out to the garden beyond. On the other side of the central hallway is the dining and sitting room. The dining room is found to the front with a bright dual aspect and fitted blinds. Double doors leads through to the sitting room beyond again with a dual aspect and double French doors onto the rear garden.

Heading up to the first floor landing there is an airing cupboard and loft hatch access. You will find two bedrooms to the rear. The family bathroom offers a bath with shower over as well as w/c and hand wash basin. To the front there are two further bedrooms with the master benefitting from double wardrobes as well as an en-suite shower room.

FIND US

Postcode : IP20 9GA

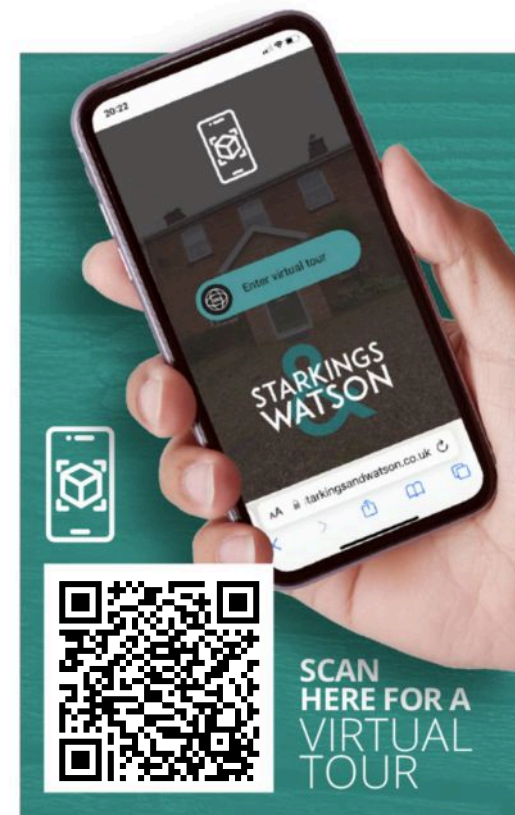
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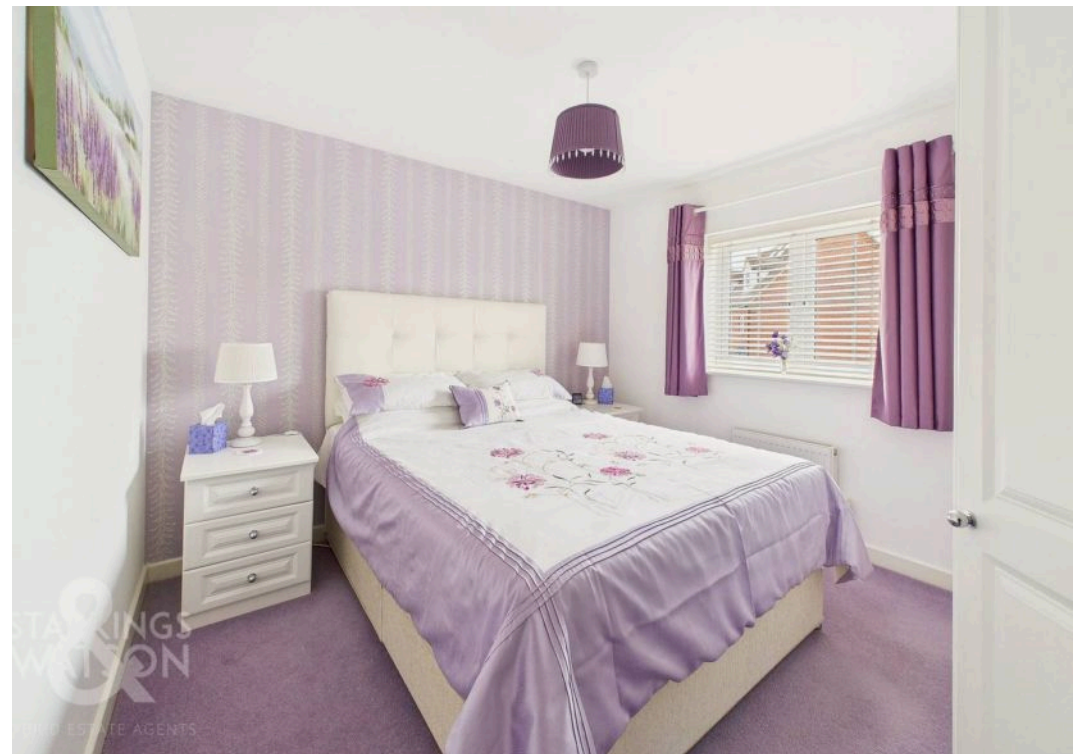
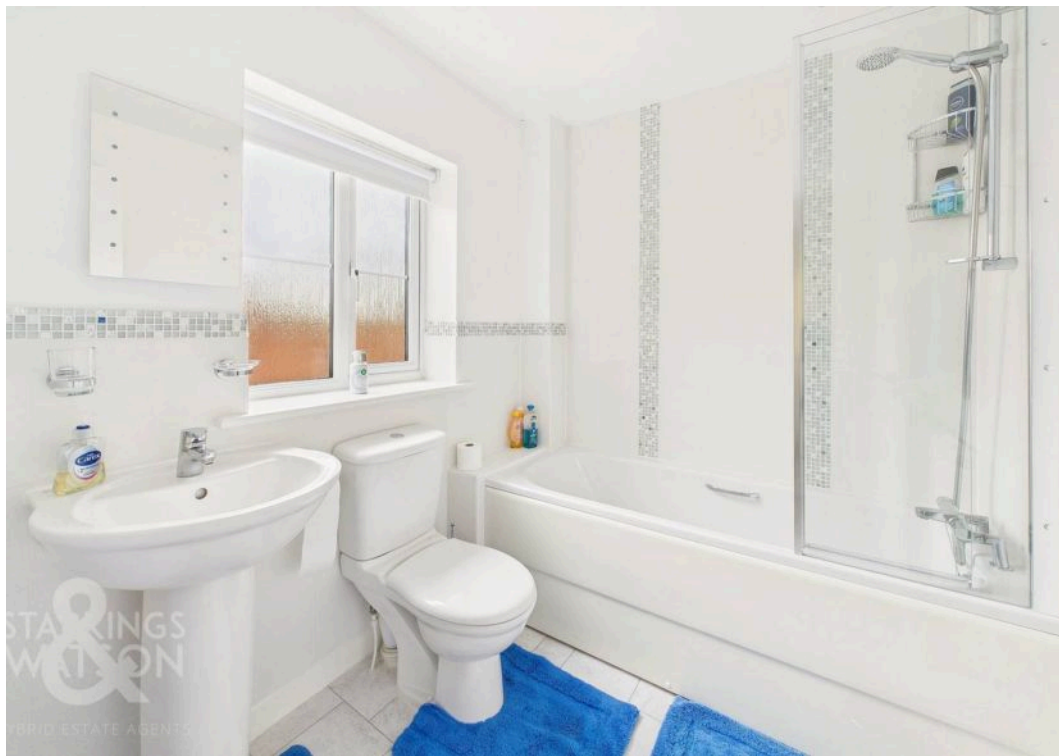
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is a communal service charge for the development and upkeep of communal areas of approx £40PA. There is a hot water solar panel also providing solar heating for the hot water tank.



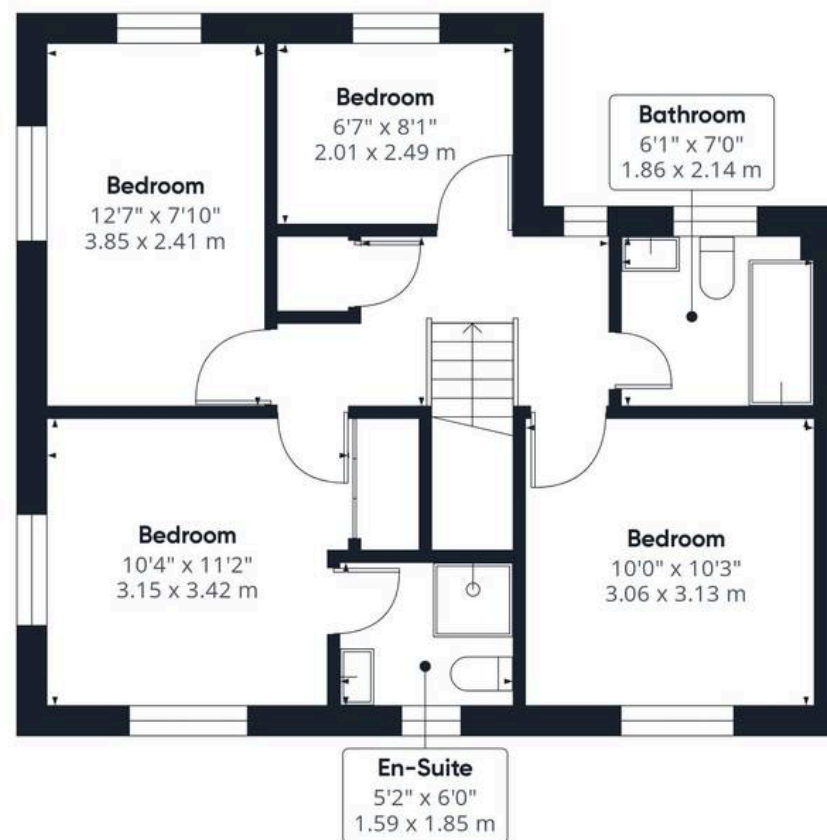
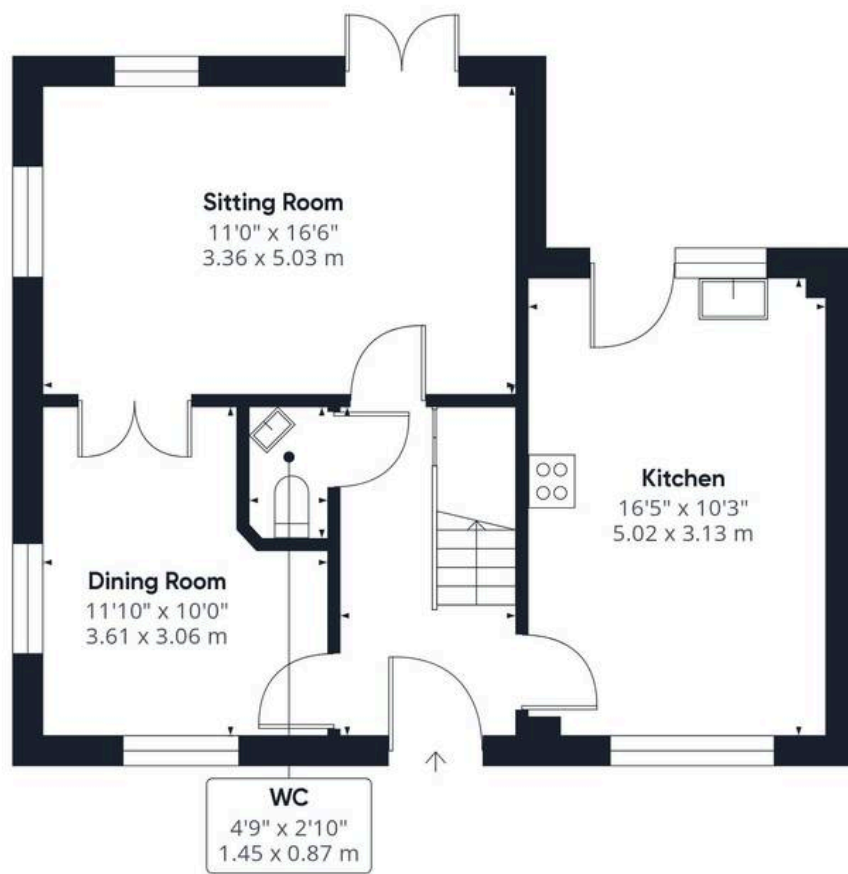




THE GREAT OUTDOORS

The private rear garden is well kept and offers a sunny aspect. You will find a paved patio area, manicured lawns, planting borders and shingled areas. There is a side garden area which is shingled providing excellent storage for bins. You will also find a side gate from the garden to the driveway behind. The garden also benefits from an in-built watering system running around the perimeter as well as timber fencing enclosing.





Approximate total area⁽¹⁾
1054.43 ft²
97.96 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.