



Chaffinch Mews, Harleston - IP20 9FD

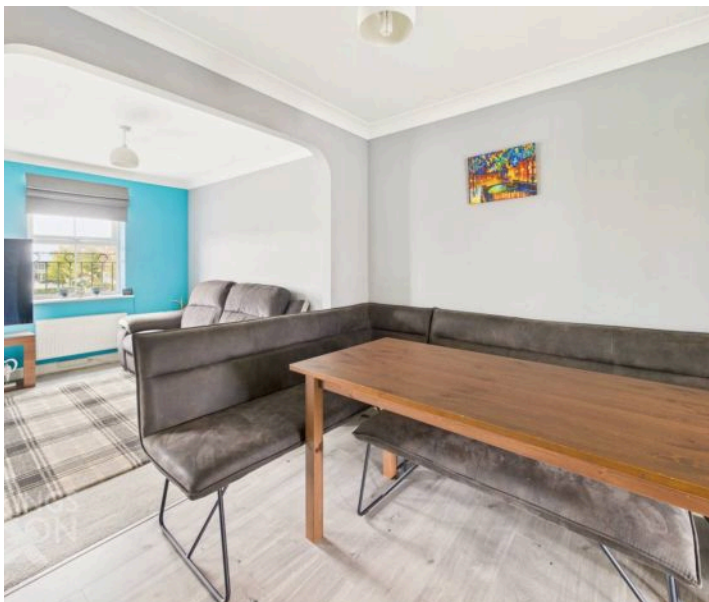
## Chaffinch Mews

Harleston

NO CHAIN! \*\*\*\*\* SHARED OWNERSHIP at 25%\*\*\*\*\* With almost 1200 SQFT (stms) of accommodation arranged over THREE FLOORS, this FLEXIBLE and WELL PRESENTED TOWNHOUSE located opposite GREEN SPACE is a great potential FAMILY HOME found within WALKING DISTANCE of the TOWN CENTRE. The property benefits from DRIVEWAY PARKING for TWO CARS to the front as well as INTEGRAL STORE/GARAGE. In addition you will find a SUNNY and WELL KEPT SOUTH FACING GARDEN to the rear. internally the house is arranged over three floors with an entrance hallway, study room, shower room, utility and third bedroom all on the ground floor. The first floor is designated to the reception space with semi open-plan kitchen/breakfast room, dining room and sitting room. The second floor offers TWO DOUBLE BEDROOMS, a family bathroom and the EN-SUITE shower room.

Council Tax band: C

Tenure: Leasehold



- No Chain!
- Shared Ownership at 25%
- Almost 1200 SQFT Internally (stms)
- Accommodation Arranged Over Three Floors
- Open Plan Reception Space With Kitchen/Breakfast Room
- Three Bedrooms & Three Bathrooms
- Utility, Office Space and Garage/Store
- Private Rear Gardens & Allocated Parking

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

Set away from the road and opposite green space accessed from a small trunk road (Chaffinch Mews) you will find a driveway parking to the front leading to the integral store/garage which has been partially converted. There is a paved pathway to the front leading to the covered main entrance door.



## THE GRAND TOUR

Entering via the main entrance to the front you will find a spacious entrance hall with understairs storage and the useful shower room. From the entrance hallway there is access to the utility room to the rear which provides a range of storage as well as plumbing for white goods and the wall mounted boiler as well as an access door to the rear. Also off the hallway is a ground floor bedroom or reception depending on preference with double French doors onto the rear garden. You will also find a door into the study room which forms part of the converted single integral garage.

Heading up to the first floor landing, you will find stairs that lead to the second floor landing as well as access to the kitchen/breakfast room to the rear. The kitchen which overlooks the rear garden offers a range of fitted units with rolled edge work surfaces over as well as integrated oven and electric hob with extractor fan over whilst also offering space for a dishwasher and fridge freezer. The kitchen leads through into the dining area which then flows effortlessly into the sitting room. The sitting room overlooks the front of the house and has double doors onto a small front facing balcony.

Heading up to the second floor landing you will find the bedrooms, of which there are two very comfortable double rooms as well as the family bathroom and a built in storage cupboard. The family bathroom to the rear offers a shaped panelled bath, w/c and hand wash basin. The double bedroom that overlooks the rear garden offers double built in wardrobes. The main bedroom to the front offers two double built in wardrobes as well as two windows overlooking the front. The main bedroom also benefits from an en-suite shower room with a double walk in shower.

## FIND US

Postcode : IP20 9FD

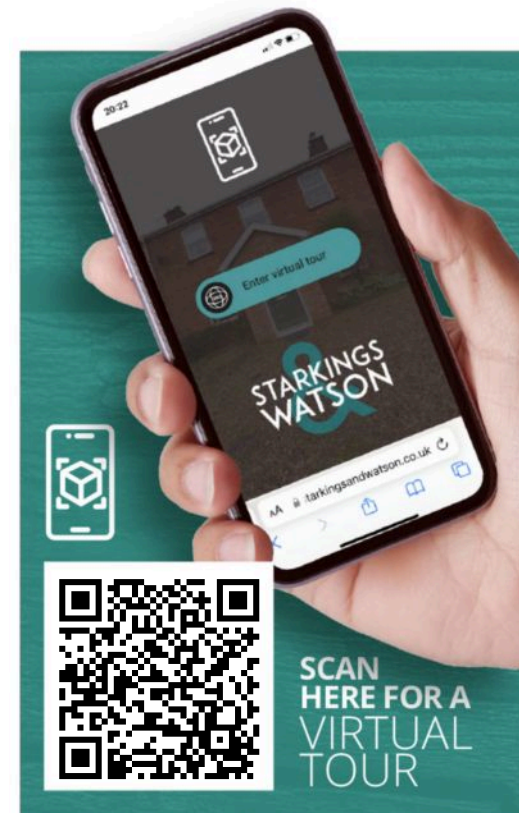
What3Words : [///chariots.defensive.brother](https://www.what3words.com/chariots.defensive.brother)

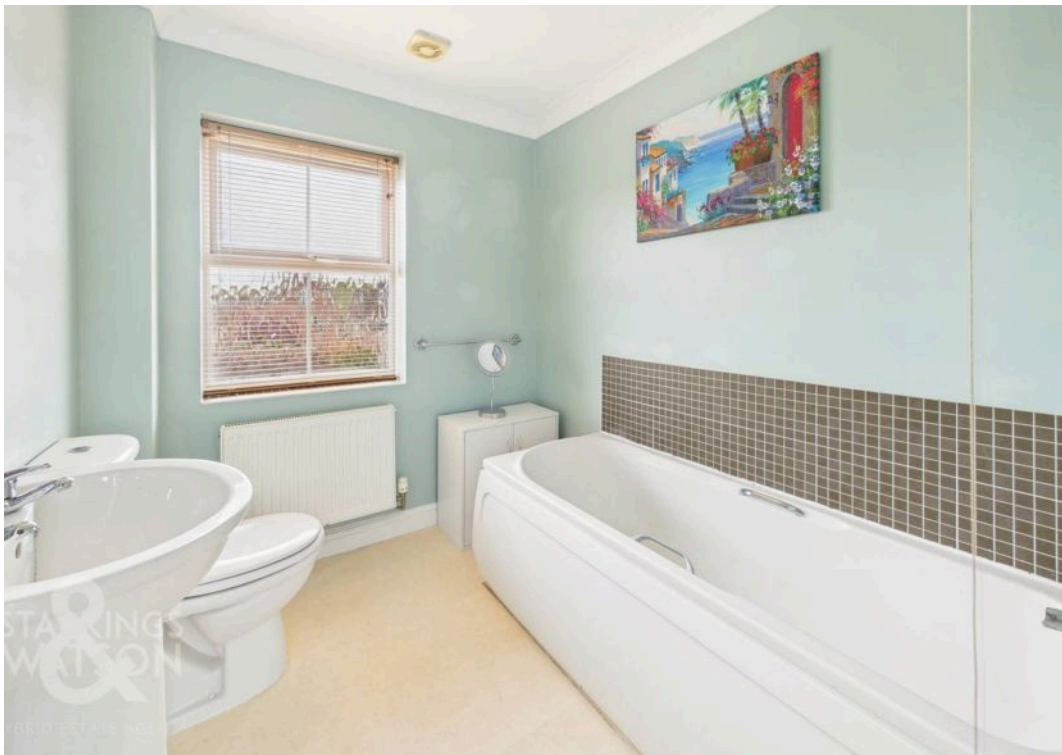
## VIRTUAL TOUR

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

## AGENTS NOTES

The property is being sold as shared ownership in conjunction with Orbit housing. The price offered is for 25% share of the property with the remaining 75% owned by the housing association. There is then rent and associated costs involved with remaining 75%. The property is also classed as Leasehold with 103 years remaining on the lease. The property can also be staircased once purchased up to 100%. With the property being shared ownership there are various thresholds that a new owner must meet before being able to purchase. Please contact the agents to discuss further to ensure you meet the criteria before viewing.







## THE GREAT OUTDOORS

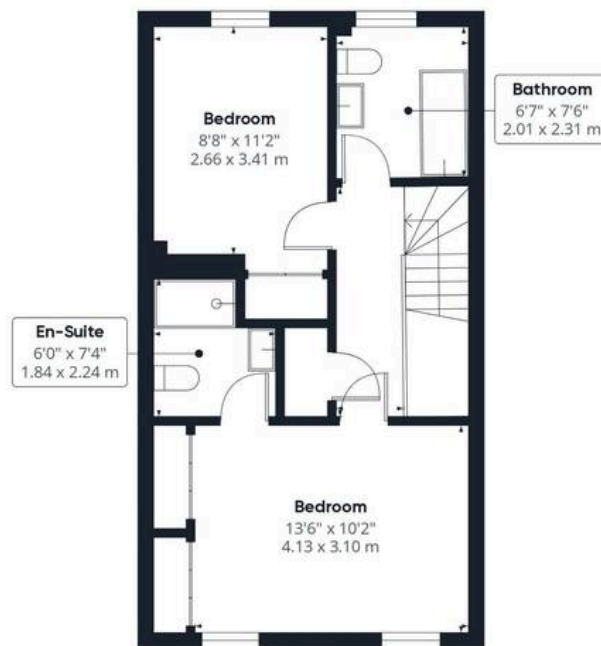
The enclosed rear garden offers a paved patio area ideal for outside dining which leads onto the lawn section. There is also a raised fish pond with pump as well as planting borders and a gate to the rear allowing for rear access.





Ground Floor

Floor 1



Floor 2

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

1184.05 ft<sup>2</sup>  
110 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.

GIRAFFE 360



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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.