



High Road, Needham - IP20 9LG



High Road

Needham, Harleston

Located in the SOUGHT AFTER VILLAGE of NEEDHAM close to Harleston, this bespoke built DETACHED FAMILY HOME home presents a rare opportunity to acquire a stunning THREE BEDROOM property occupying a generous 0.3 ACRE PLOT (stms). As you step inside, you will be greeted with over 1850 square feet of internal living space exquisitely designed with FOUR IMPRESSIVE RECEPTIONS including an EXTENDED GARDEN ROOM flooded with natural light, as well as a HIGH SPEC kitchen, and a separate utility area with W/C. The property is impeccably presented throughout, ensuring a luxurious living experience for its occupants. Upstairs, THREE WELL APPOINTED BEDROOMS and a family bathroom await, including a lavish master suite with DRESSING ROOM and EN-SUITE providing a serene retreat after a long day. The mature gardens surrounding the home offer tranquillity and privacy, with a self-contained external HOME OFFICE tucked away for ultimate convenience. A DOUBLE GARAGE and a large gated driveway provide AMPLE PARKING, completing this exquisite residence designed for discerning homeowners seeking the finest in quality Waveney Valley living.



- Bespoke Built Detached Family Home
- Stunning 0.3 Acre Plot (stms)
- Presented In Excellent Order Throughout
- Over 1850 SQFT Of Internal Accommodation
- Four Impressive Receptions
- High Spec Kitchen & Separate Utility
- Three Bedrooms Including Master Suite
- Mature Gardens With Self Contained Home Office
- Double Garage & Large Gated Driveway
- Sought After Village Location

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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 via High Road within close proximity to the local pub there is an electric gated access onto the large shingled driveway which provides plenty of parking off road.



The driveway leads to the double garage to the side via another set of gates. The main entrance door is found to the front which is partially covered.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch with storage for coats and shoes, this in turn leads into the hallway with stairs to the first floor landing. To the right of the hallway is the main sitting room with a bright dual aspect, feature fireplace housing a gas fired woodburner and double doors into the garden room to the rear. Off the sitting room is the office to the front. Leading back off the central hallway there is a door to the kitchen and another door to the separate dining room again with a dual aspect. The dining room gives way to the utility and kitchen also. The utility provides an excellent space with wall and base level storage, a second sink, space for white goods, a storage cupboard and a door to the side garden. You will also find the ground floor w/c off the utility. The kitchen adjacent has been fitted to a high spec with a modern range of gloss wall and base level units with curved edges and granite worktops over. There are integrated appliances to include AEG dishwasher, Neff double oven, warming drawer and microwave, Caple fridge/freezer and a hob 4 gas rings and 2 ceramic electric rings with extractor over as well as water softener. The kitchen flows nicely through to the extended garden room filled with natural light offering an excellent space for entertaining. The large sky lantern also offers electric retractable fitted blinds and there are double doors leading out to the garden and terrace beyond.

Heading up to the first floor landing there are three generous bedrooms off the landing as well as a family bathroom. Two double bedrooms to the left of the landing both offer double wardrobes. The family bathroom offers a w/c, hand wash basin, bath with shower over as well as a separate shower cubicle.

The master bedroom is a very impressive space, previously two separate bedrooms but have now been combined to create a large bedroom with dressing room and en-suite. The dressing room features a range of wardrobes as well as dressing table. From the dressing room there is access to the large en-suite with bath and shower over, w/c, hand wash basin set within vanity and a separate shower.

FIND US

Postcode : IP20 9LG

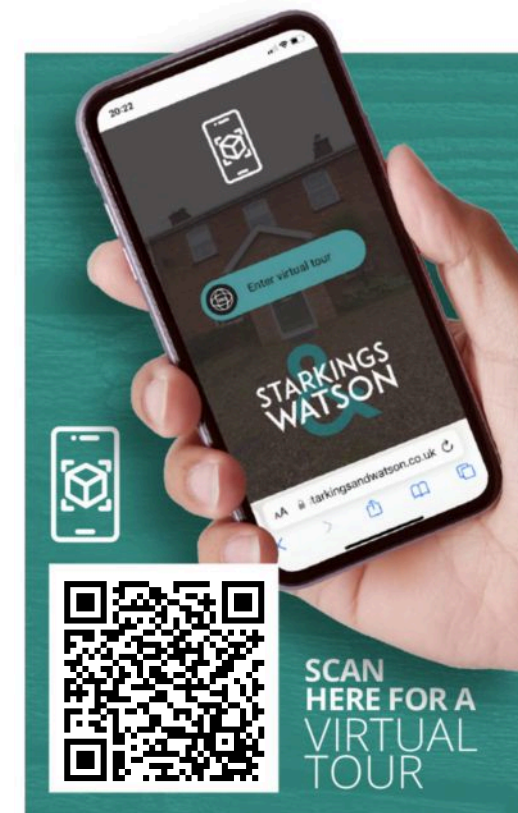
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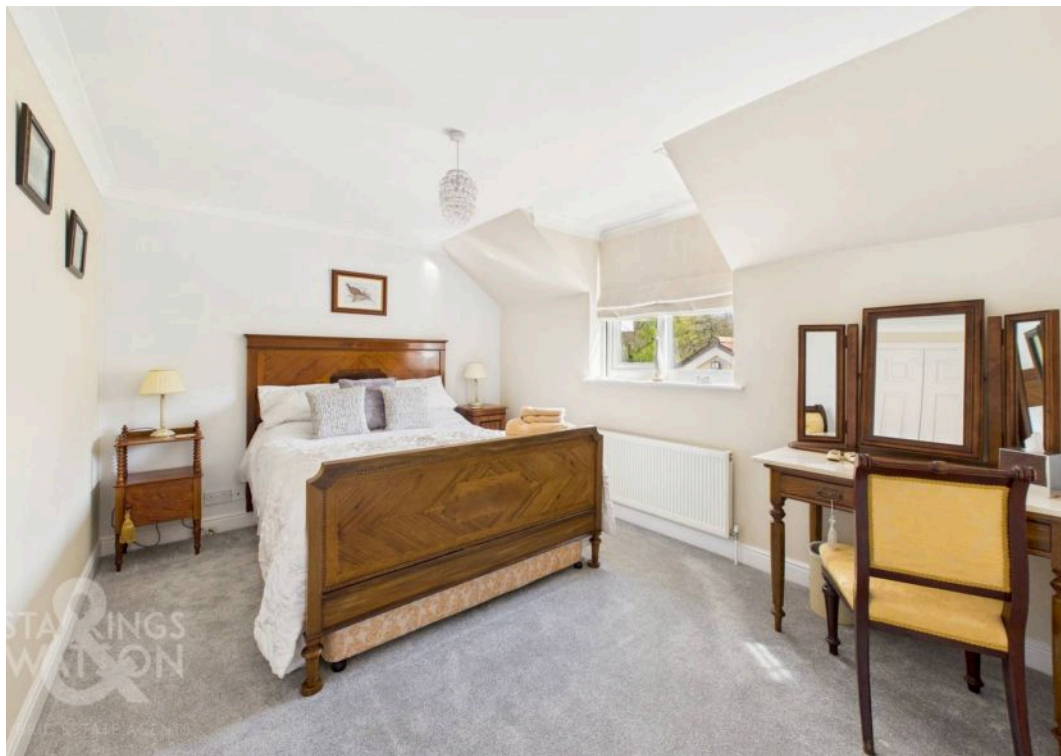
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the drainage is private via a treatment plant. All other mains services are connected including gas for the central heating.



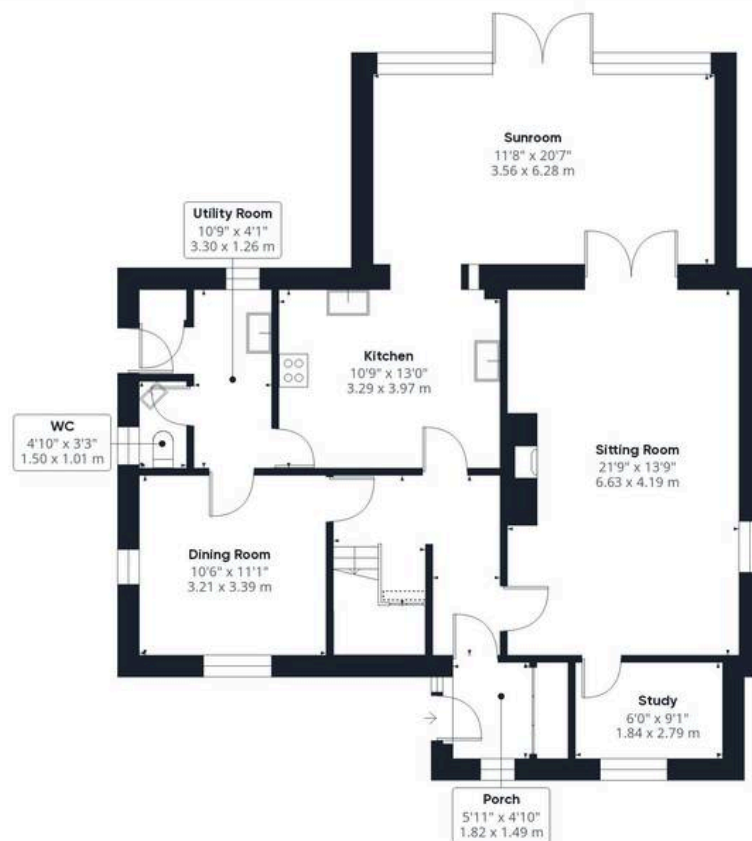




THE GREAT OUTDOORS

The stunning plot of 0.3 acres (stms) offers well kept and mature gardens to the rear backing onto the stream at the end of the garden. Leading from the rear of the house there is a large paved patio area ideal for outside dining and entertaining. This flows well onto the large expanse of lawn. Heading down the lawns you will find a timber built summer house as well as further hard standing and access to the both the garage and the excellent self contained office at the back of the garage with hard wired ethernet, power and light, ideal for running a business from home. There is a winding shingled pathway leading to the bottom of the garden with a further patio area and covered pergola. Throughout the garden there is an extensive range of planted borders, matures shrubs, trees and hedging. There is gated access on both sides of the house to the front drive.

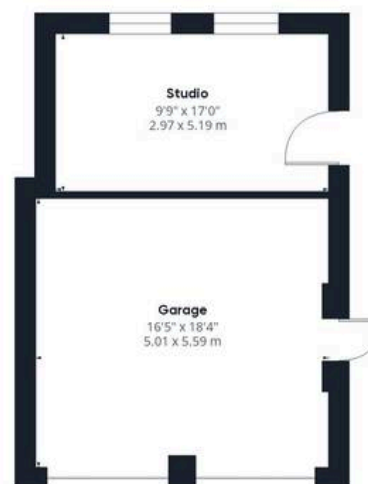




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2348.79 ft²

218.21 m²

Reduced headroom

2.31 ft²

0.21 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

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 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.