



The Green, Homersfield - IP20 0ET



## The Green

Homersfield, Harleston

NO CHAIN! Nestled QUIETLY within an EXCEPTIONAL VILLAGE LOCATION, this wonderful THREE BEDROOM LINK-DETACHED house presents an unrivalled opportunity for those seeking a modern, comfortable home within a sought after village directly opposite the village pub! Boasting almost 1100 sqft internally, the property features TWO GENEROUS RECEPTIONS complemented by a conservatory overlooking the rear garden, providing ample space for family living and entertaining. The modern re-fitted kitchen/dining room is perfect for hosting and completing the ground floor there is a w/c. On the first floor you will find THREE AMPLE BEDROOMS and TWO RE-FITTED BATHROOMS offering convenience and comfort. Notably, the FULLY LANDSCAPED REAR GARDEN is a standout feature, backing onto woodlands for a peaceful and private atmosphere. The property is further enhanced by driveway parking to both sides of the house and a DOUBLE GARAGE, making day-to-day living easy and convenient. With no onward chain, this property is a must-see for those looking to settle into a charming village setting.



- No Onward Chain!
- Link Detached Home
- Almost 1100 SQFT Internally (stms)
- Two Generous Receptions & Conservatory
- Modern Re-fitted Kitchen/Dining Room
- Three Bedrooms & Two Bathrooms
- Fully Landscaped Rear Garden Backing Onto Woodland
- Driveway Parking & Double Garage
- Exceptional Village Location

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Homersfield is quiet tucked away village in a semi-rural setting located on the fringes of Harleston, just off the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this sought after location is great for access, but also countryside pursuits. Within the village you will find a pleasant green and popular local public house. The market town of Harleston located a few miles away offers 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 from the frontage there is a shingled driveway to the left of the house with space for one vehicle. The main entrance door is found on this side with a small area of front garden enclosed by picket fencing. On the other side of the house there is gated access onto a hard standing driveway providing further off road parking leading to the detached double garage beyond.

## THE GRAND TOUR

Entering via the main entrance door to the side there is a welcoming entrance hall with stairs to the first floor landing as well as the ground floor W/C. Straight ahead there is the re-fitted modern kitchen/dining room offering a range of fitted wall and base level units with rolled edge worktops over. There is space for all white goods freestanding as well as space for a table. Heading down the hall there is the main sitting room which is an impressive space with a dual aspect with a feature fireplace. From the sitting room there is a door into the second reception space which was formally the garage with a door onto the rear garden as well as a door into the conservatory also.

Heading up to the first floor landing there is an airing cupboard as well as loft access. To the rear overlooking the garden there is a single bedroom with a a further double bedroom adjacent. The family bathroom is found next off the landing and is fully tiled offering a shaped accessible bath with shower over, w/c and hand wash basin. The main bedroom is found to the front with a dual aspect as well as the en-suite shower room with w/c and hand wash basin set within vanity and a shower.

## FIND US

Postcode : IP20 0ET

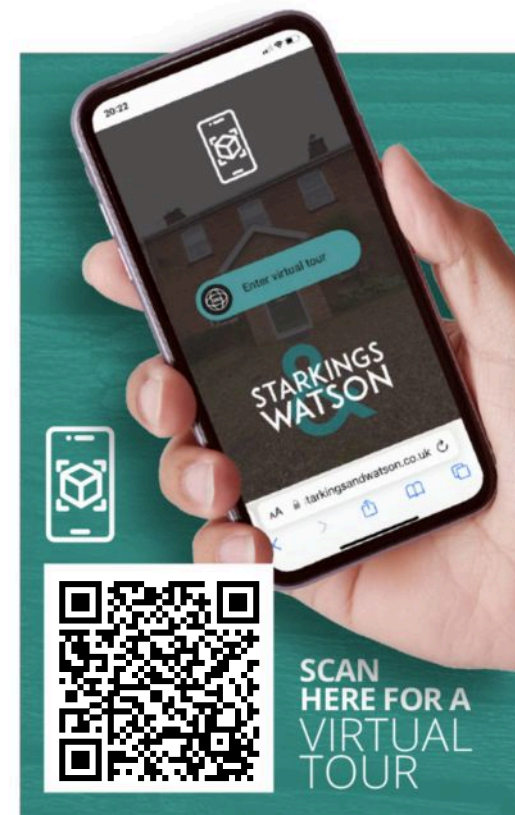
What3Words : ///relieves.putts.teams

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised there are solar panels owned by the property, and a new boiler was installed in 2022, last serviced in November 2024. Mains services are connected. The house is located opposite the village public house.







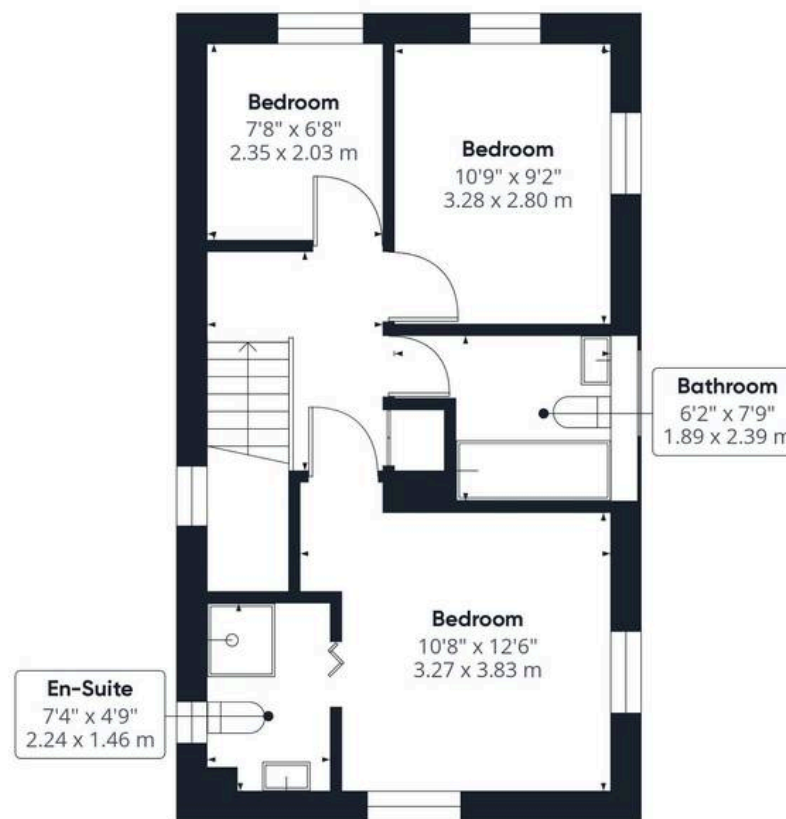
## THE GREAT OUTDOORS

Externally you will find generous and fully landscaped garden which backs onto woodlands. The garden having been altered and upgraded offers a good degree of privacy with a wonderful paved patio leading off the rear of the house providing the ideal place for a table and chairs. The patio runs around the rear of the garden and incorporates an artificial lawn within the centre. There are extensive planting borders to the rear and side filled with mature shrubs. The garden is enclosed with timber fencing and also provides access into the detached garage from the garden. There is also a side gate onto the side driveway.





**Ground Floor**



**Floor 1**

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

1061.33 ft<sup>2</sup>  
98.6 m<sup>2</sup>

**Reduced headroom**

1.92 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(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 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 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.