



Nelson Close, Harleston - IP20 9HL



Nelson Close

Harleston

NO CHAIN! Located within a peaceful CUL-DE-SAC development, this charming THREE BEDROOM end of terraced house presents an enticing opportunity for buyers seeking a delightful home with no onward chain. Boasting GARAGE and parking, this well-presented property is well maintained, offering a seamless transition for its new owners. The ground floor features an entrance hallway with W/C leading to a spacious SITTING ROOM with KITCHEN/DINING ROOM beyond opening onto the garden all of which provides a versatile living space perfect for modern-day lifestyles. Upstairs, THREE BEDROOMS all of which have built in wardrobes and two bathrooms ensure ample accommodation, making it an ideal choice for first-time buyers or growing families alike. Located within easy reach of Harleston Town Centre, this property promises convenience alongside comfort, presenting a rare chance to acquire a move-in ready home.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Quiet Cul-De-Sac Development
- Garage & Parking Options
- Well Presented & Ready To Move Straight Into
- Kitchen/Diner and Separate Sitting Room
- Three Bedrooms & Two Bathrooms
- Private Non-Overlooked Rear Gardens
- Ideal First Time Purchase
- Easy Access To Harleston Town Centre

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

Approached from the frontage there is a pathway leading to the main entrance door with a small area of front garden with shingle and shrubbery. Parking can be found to the side within the shared parking area of which there is a provision to park 1 vehicle (non-allocated). The parking area also leads to the single garage with an up and over door. There is a gate from the parking area leading into the rear garden.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a small lobby entrance leading to the ground floor W/C. To the right is the main sitting room with a window to the front, feature fireplace housing an electric fire as well as stairs to the first floor and a built in storage cupboard. The sitting room leads to the kitchen/dining room beyond which offers a range of wall and base level units with squared edge worktops over as well as integrated appliances including an electric oven/grill, gas hob with extractor hood, dishwasher, fridge/freezer and a washing machine. Sliding doors leads out to the rear garden beyond.

Heading up to the first floor landing there is access to three bedrooms and the family bathroom. All three of the bedrooms offer built in wardrobes with two doubles and one single. The bathroom offers a w/c, hand wash basin and bath with shower over. The main bedroom features an en-suite shower room also.

FIND US

Postcode : IP20 9HL

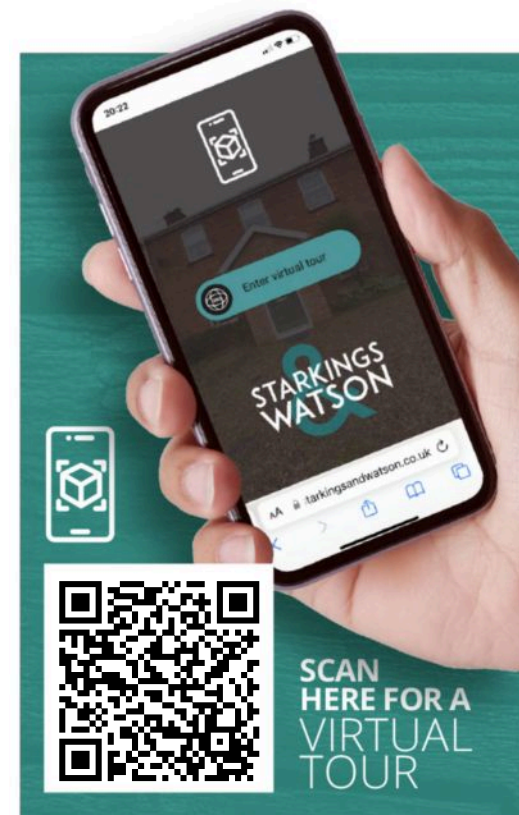
What3Words : ///juicy.office.stretch

VIRTUAL TOUR

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

AGENTS NOTE

There is a 'protected strip' which runs diagonally across the bottom of the garden which houses a conduit. No shrubs or trees should be planted on this strip. Buyers are advised the garage is also part of a lease with a long lease and a peppercorn ground rent of £1 PA payable. There is a service charge of £275 PA for the upkeep of the development communal areas.

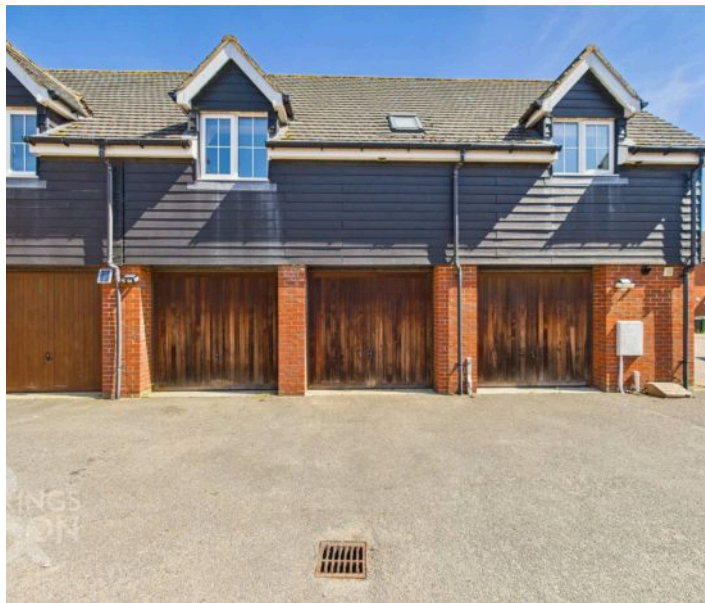


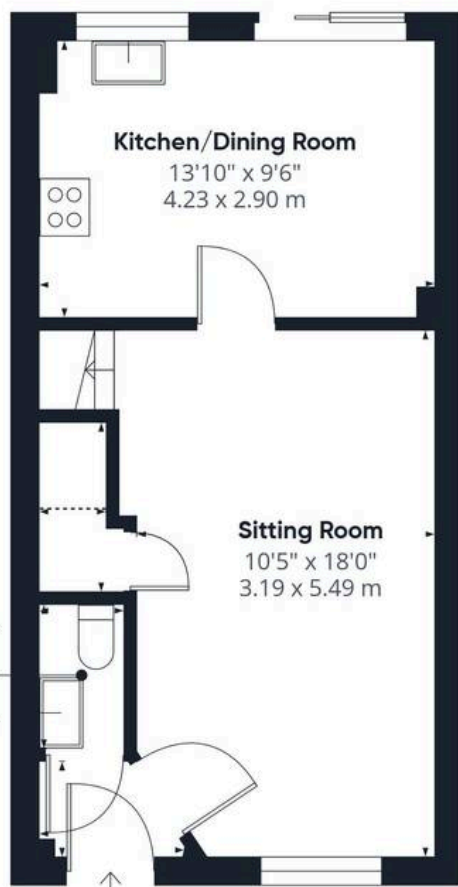




GARDEN

THE GREAT OUTDOORS The private and enclosed rear garden offers a non-overlooked position with a garden arranged over two levels. From the kitchen/dining room there are doors opening onto the paved patio area ideal for outside dining, this leads onto the first section of lawn. A step leads up to the top section with further lawns and shingle. There is a side gate also which leads onto the car park and garaging at the side. The garden is enclosed with timber fencing surrounding.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

726 ft²
67.6 m²

Reduced headroom

7 ft²
0.6 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.