



Pound Close, Harleston - IP20 9HF





## Pound Close

Harleston

Located within a QUIET CUL-DE-SAC residential area, this exceptional SIX BEDROOM DETACHED CHALET STYLE FAMILY HOME stands as a testament to flexible family living. Boasting an excellent ANNEXE POSSIBILITY, this property offers over 1700 square feet internally (STMS). The FLEXIBLE LAYOUT provides ample space with potentially SIX BEDROOMS over two floors including the annexe space within the converted garage. In addition you will also find a large and welcoming central hallway, kitchen and separate utility, dining room opening onto the garden, and a BAY FRONTED MAIN SITTING ROOM all of which ensure comfort and convenience, the property also features THREE BATHROOMS. Stepping outside, you are greeted by the inviting SOUTH FACING enclosed rear garden that promises peaceful moments of relaxation. There is also a covered patio area extending across the width of the property and to the annexe as well as lawns. To the front, you will find DRIVEWAY PARKING for two vehicles with further front lawns guaranteeing access for residents and guests alike.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Family Home
- Excellent Annexe Possibility
- Over 1700 SQFT Internally (stms)
- Kitchen & Dining Room With Utility
- Bay Fronted Main Reception
- Flexible Layout With Six Possible Bedrooms
- Three Bathrooms
- South Facing, Enclosed Rear Garden

Ideally situated within a quiet cul-de-sac 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

From the frontage you will find hard standing driveway parking suitable for two vehicles as well as front lawns. The front door can be found off the front driveway leading into the hallway.



## THE GRAND TOUR

Entering via the main entrance door to the front there is a central hallway with access to the annex accommodation to the right and the main house to the left. The first room to the right is the front bedroom, a bright and spacious bedroom. A door straight ahead leads through to a small inner hall with shower room to the right and a reception/bedroom straight ahead. The reception offers doors leading out to the patio as well as an internal door to the left which leads into the utility and then the kitchen of the main house beyond. From the entrance hallway and heading in the other direction to the left you will find the spacious and flexible inner hallway which could easily incorporate a study area if needed. The hall provides stairs to the first floor and understairs storage. The main sitting room can be found to the front with an attractive bay window to the front. To the rear is the kitchen which is open plan to the dining area beyond. The kitchen offers a range of wall and base level units with rolled edge worktops over as well as integrated electric oven and grill with electric hob and extractor fan over. You will also find a built in dishwasher and fridge/freezer as well as the recently replaced gas fired boiler. The dining area offers plenty of space for a large table as well as doors opening onto the garden and doors leading into the utility room. The utility offers space for further white goods as well as the internal door into the annexe accommodation.

Heading up to the first floor landing you will find four bedrooms and two bathrooms as well as a range of fitted storage cupboards. The first room to the left is the main bedroom with double fitted wardrobes and benefitting from an en-suite shower room. The room on the opposite side of the hallway is another double room with double fitted wardrobes once again.

Heading further along the landing you will find two further bedrooms and the main family bathroom with a bath and shower over.

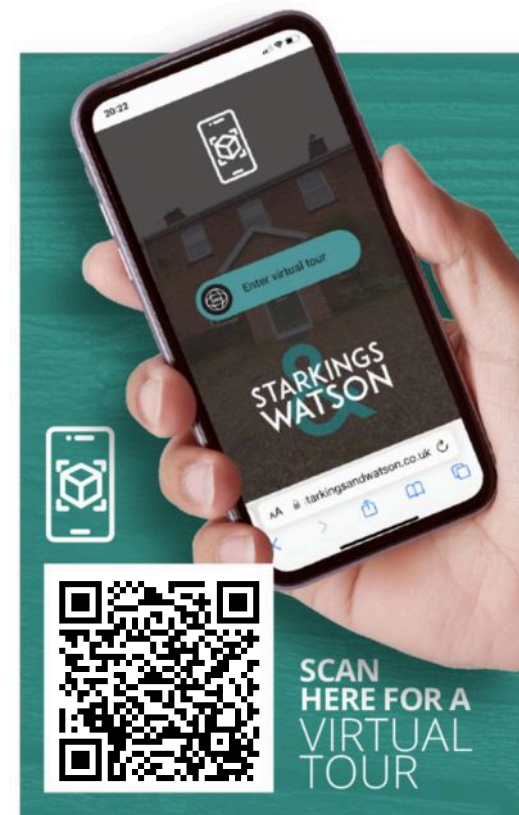
## FIND US

Postcode : IP20 9HF

What3Words : ///gracing.remarked.nurse

## VIRTUAL TOUR

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











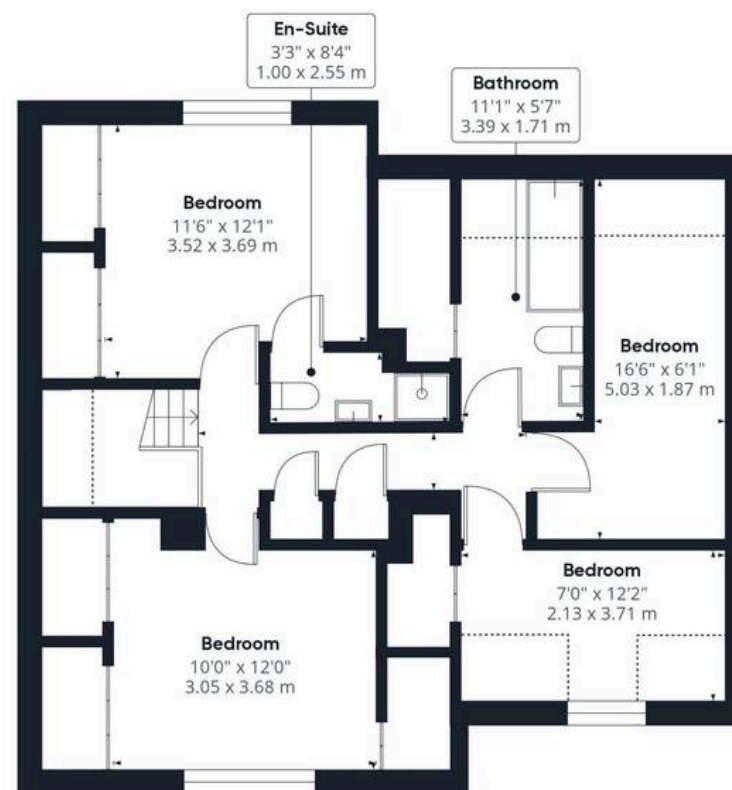
## THE GREAT OUTDOORS

The enclosed rear garden offers a south facing and sunny aspect with a good degree of privacy. Leading from the door in the dining area there is a partially covered patio area ideal for outside entertaining and gatherings. The patio spans the whole width of the property connecting the annexe space as well. Via a step, you will then find lawns and planting areas with two timber sheds for storage. You will also find side access leading from front to rear.





Ground Floor



Floor 1

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

1750 ft<sup>2</sup>  
162.58 m<sup>2</sup>

**Reduced headroom**

53.38 ft<sup>2</sup>  
4.96 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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