



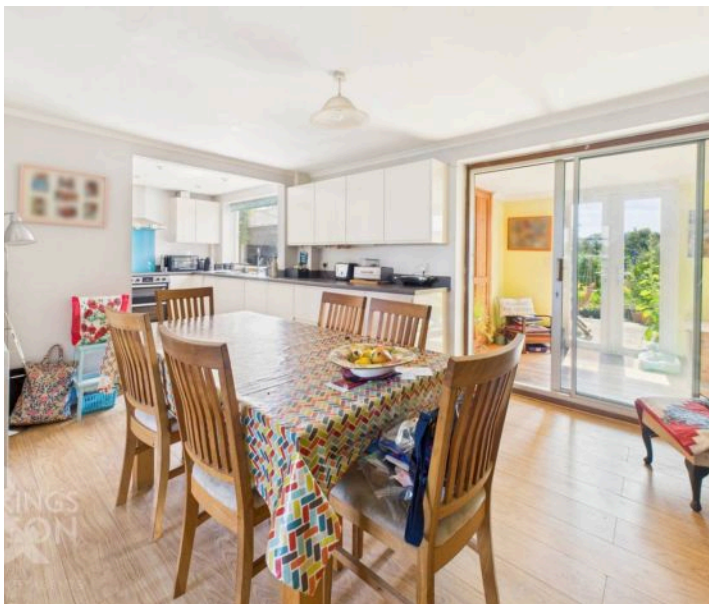
Rushall Road, Starston - IP20 9NG



Rushall Road

Starston, Harleston

Located within a PICTURESQUE and RURAL location with breath-taking FIELD VIEWS both front and back, this excellent THREE BEDROOM semi-detached house offers a unique opportunity for a tranquil lifestyle with plenty of EXTENSION POTENTIAL if required (stp). Boasting an already extended footprint of over 1000 SQFT (STMS), this residence exudes charm and character throughout. Upon entering, you will find a hall entrance as well as a BAY FRONTED sitting room featuring an electric fire creating a warm and inviting ambience. The heart of the home lies in the 22'ft KITCHEN/DINING ROOM at the rear overlooking the garden, perfect for hosting gatherings. The property further comprises a useful sun room and w/c on the ground floor. On the first floor THREE GENEROUS BEDROOMS can be found, each offering a peaceful retreat with stunning far reaching views, along with a family bathroom. The highlight of this property impressive SOUTH FACING GARDEN, ideal for al-fresco dining or simply unwinding amidst the beauty of nature.



The property also offers AMPLE DRIVEWAY PARKING and a GARAGE in addition to the outhouse suitable for a number of uses, catering to the practical needs of modern living while maintaining a sense of tranquillity and privacy.

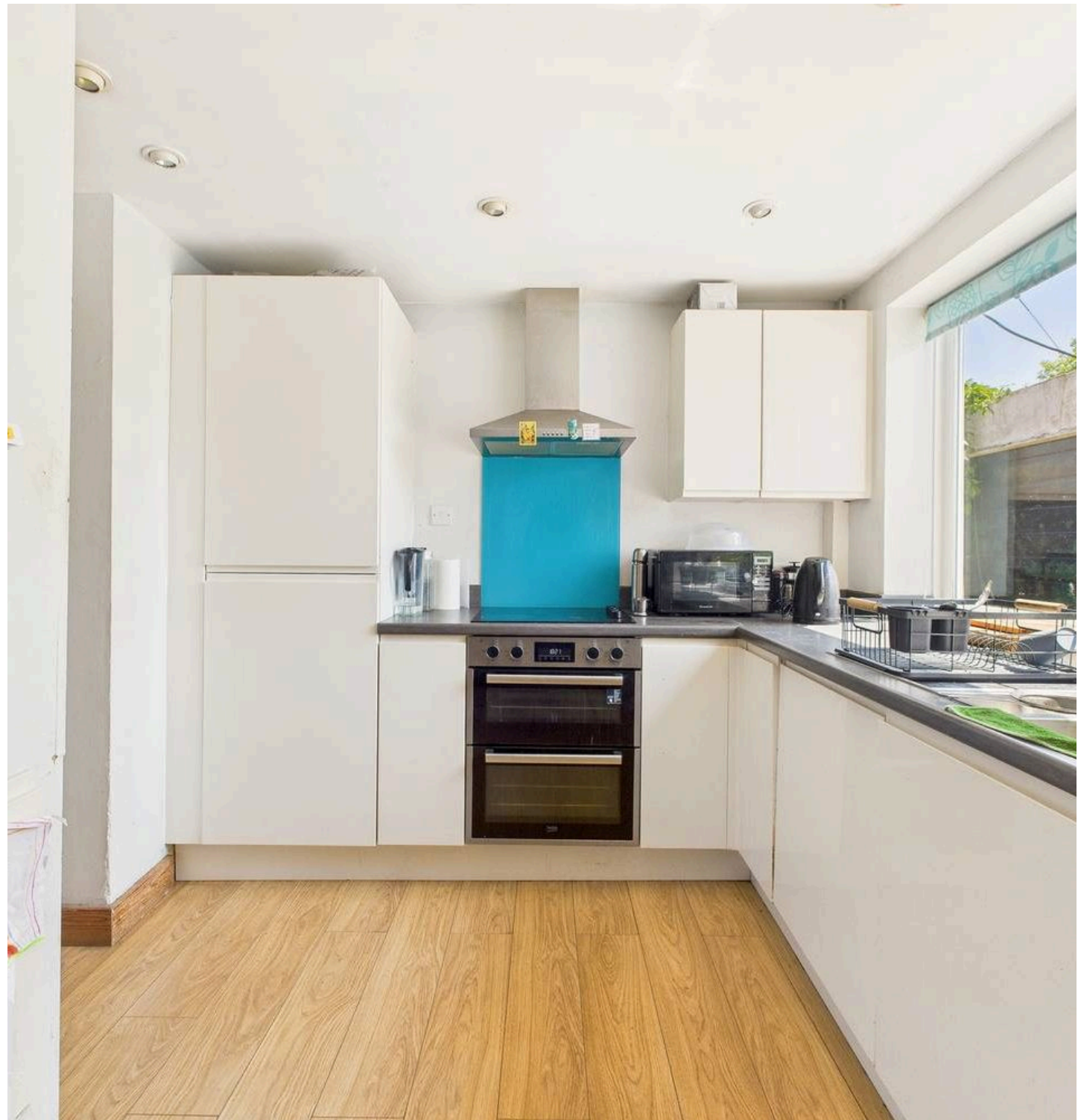
- Semi-Detached Home
- Extended Footprint Over 1000 SQFT (stms)
- Rural Location With Stunning Field Views
- Bay Fronted Sitting Room With Fireplace
- 22'ft Kitchen/Diner To The Rear
- Three Generous Bedrooms & Family Bathroom
- Sun Room & W/C
- Impressive South Facing Gardens
- Ample Driveway Parking & Garage

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Starston is small rural village well located only a few miles from 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 via Rushall Road there is a large shingled driveway to the front providing ample parking off road for multiple vehicles. To the side there is then access to the single garage. The main entrance door can be found to the front off the driveway.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with under stair storage and the stairs to the first floor. To the right of the hall is the main sitting room, an impressive space with a large bay window to the front as well as an electric fire. Beyond is the kitchen/dining room measuring 22ft with plenty of space for a large table. The kitchen area offers a range of modern units with rolled edge worktops over. There are integrated appliances to include an oven/grill, hob and extractor fan as well as fridge/freezer. Beyond the kitchen/dining room is the sun room offering a flexible space with double doors onto the garden. This leads through into the w/c which also offers space for a washing machine.

Heading up to the first floor landing there is built in storage and loft hatch access also. The bathroom is found to the rear of the house with a shaped bath and shower over. There are three ample bedrooms off landing with the main bedroom to the rear offering a range of fitted wardrobe. The other two bedrooms face the front and benefit from wonderful views across the fields.

FIND US

Postcode : IP20 9NG

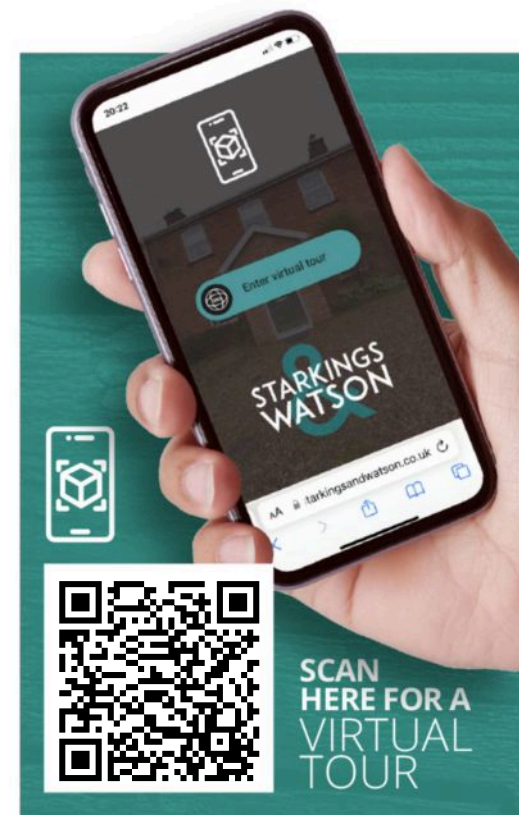
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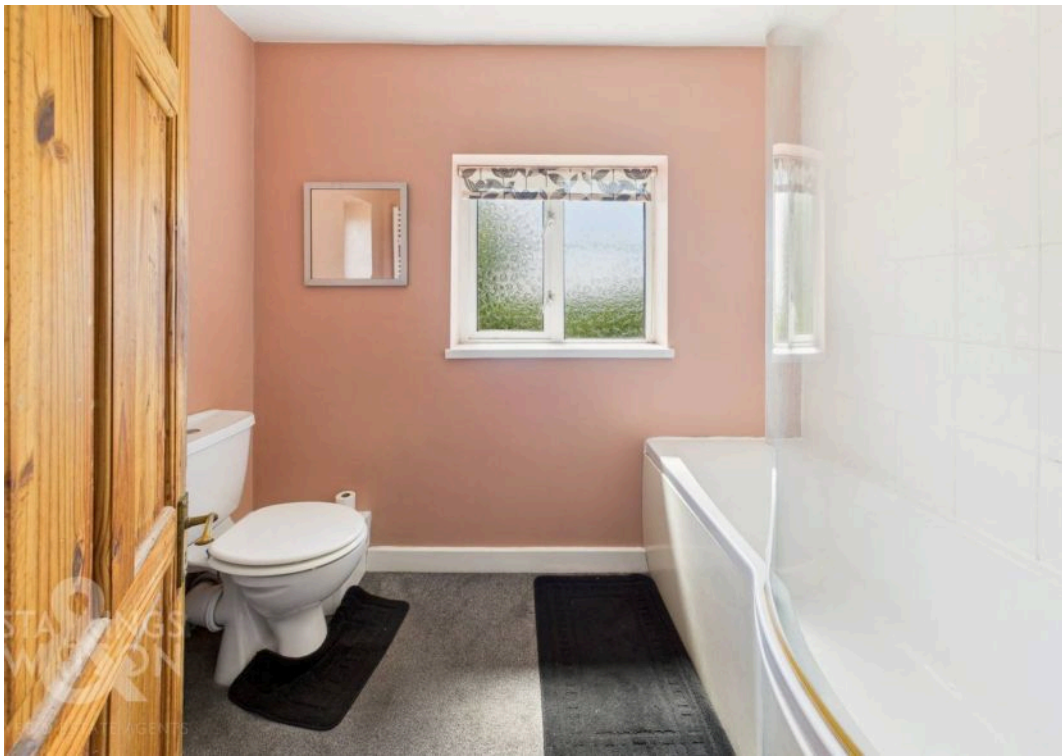
VIRTUAL TOUR

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

AGENTS NOTES

Mains electricity and water are connected with heating provided by oil and drainage is via a septic tank.



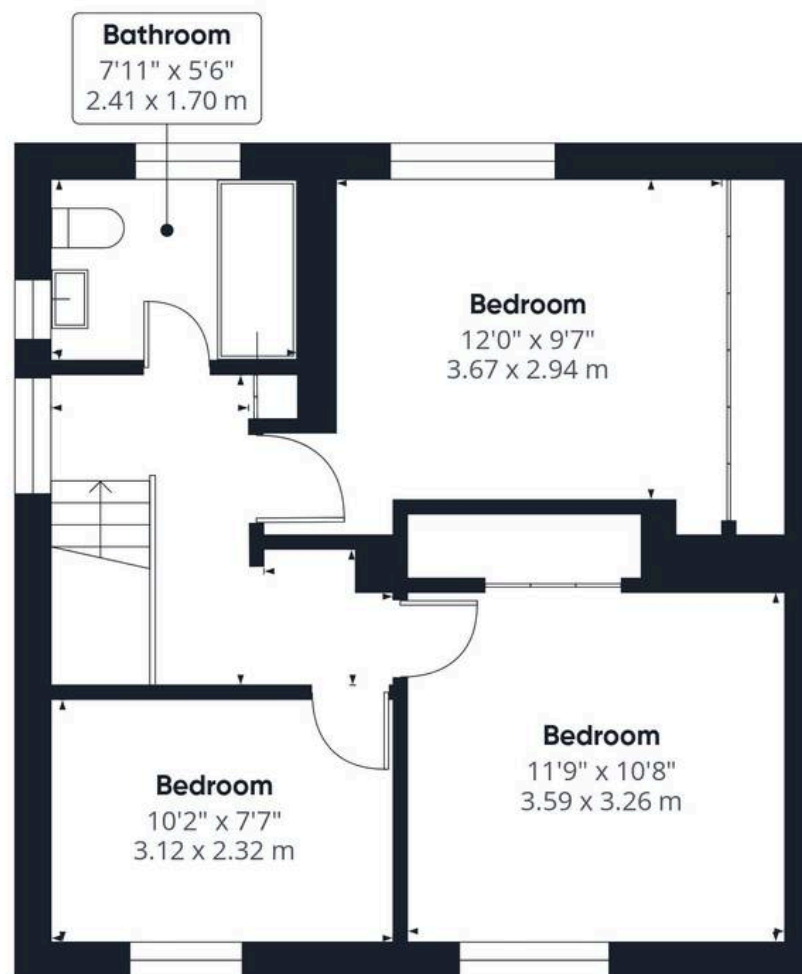
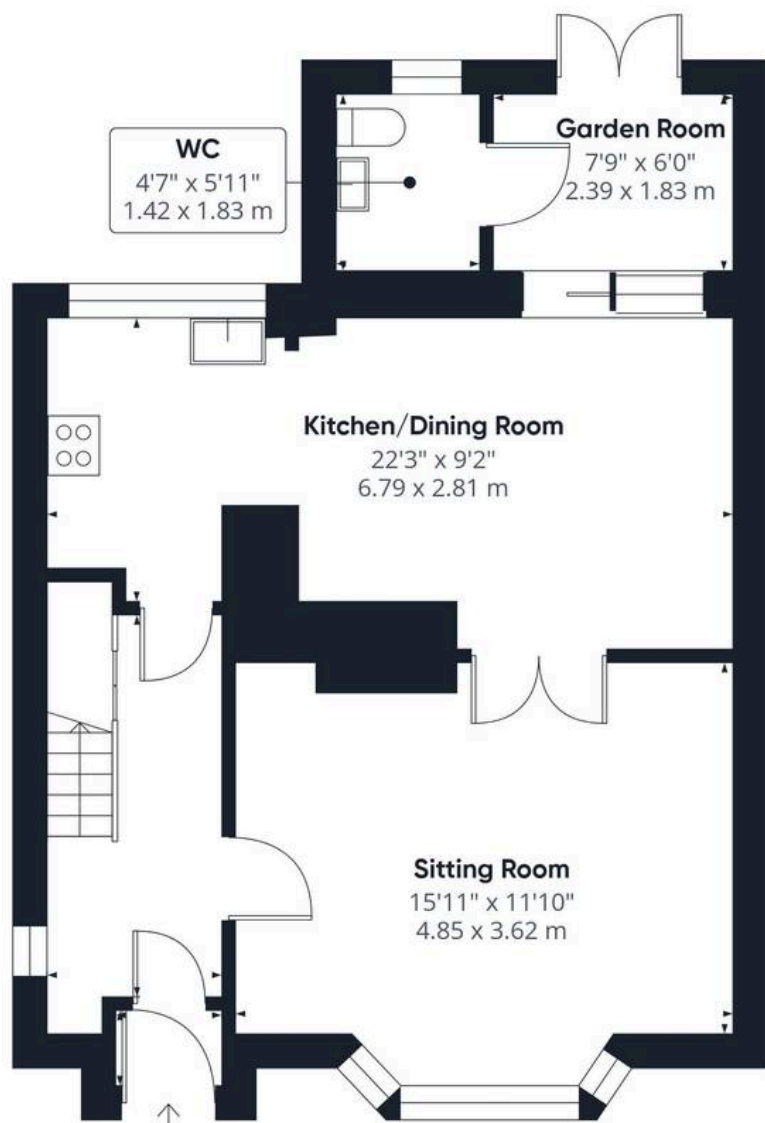




THE GREAT OUTDOORS

The impressive rear garden is south facing and offers plenty of space for all the family to enjoy. You will find a paved patio ideal for a table and chairs leading onto a large lawn with well stocked planting borders, mature hedging, vegetable patch as well as another paved patio area and pergola. The garden offers timber fencing and hedging enclosing as well as a timber shed and the useful brick built outhouse.





Floor 1

Approximate total area⁽¹⁾

1045 ft²

97.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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