



Springfield Terrace, Alburgh - IP20 0DG



Springfield Terrace

Alburgh, Harleston

Located in a serene semi-rural VILLAGE LOCATION, this EXTENDED and IMPROVED SEMI-DETACHED HOUSE offers a generous living space IN EXCESS OF 1140 Sq. Ft (stms). The property boasts a well-designed layout including an enclosed PORCH ENTRANCE opening to the HALLWAY with a SITTING ROOM continuing to the extended portion of the home with an expansive 21' SUN ROOM, ideal for modern family living. Wrap-around KITCHEN with integral appliances with a UTILITY ROOM and ground floor W.C for convenience. The first floor offers THREE BEDROOMS serviced by a centrally located FAMILY SHOWER ROOM. Externally, stunning GARDENS are landscaped and IMMACULATELY MAINTAINED with picturesque VIEWS OF THE NEIGHBOURING FIELDS, never to be developed on. Additionally, the property benefits from DRIVEWAY PARKING for two vehicles.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Rural Village Location
- Three Bedroom Semi-Detached House
- Extended & Improved Layout
- In Excess of 1140 Sq. Ft (stms)
- 1100 Ltr Oil Tank Fitted 2023
- Stunning Gardens with Field Views
- Driveway Parking for Two Vehicles

Alburgh is a rural village located equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.

SETTING THE SCENE

From the street, the properties frontage initially includes generous driveway parking for two vehicles with a wood picket fence enclosing the front garden. The stunning frontage is both well maintained and ensures total privacy with a shingle pathway cascading to the enclosed porch entrance.



THE GRAND TOUR

Stepping inside, the welcoming front porch added in 2021, is light and bright with uPVC double glazing and offers luxury vinyl tile flooring for ease of maintenance, continuing to the hallway, where stairs rise to the first floor. The sitting room can be found to the left of the hallway, featuring vinyl wood effect flooring underfoot and enjoying a dual aspect ensuring plenty of natural light with a feature fireplace providing a focal point. To the end of the hallway, a useful storage and utility space with vinyl tile flooring offers plumbing for white goods and a ground floor W.C is conveniently located next door. Also from the hallway, the kitchen, installed by Wren in 2019, also with vinyl tile flooring, offers a range of base storage cupboards wrapping around the room with integral extractor and fridge with a 'range style' oven included also. Moving through the kitchen and into the expansive 21' sunroom with updated solid roof in 2023, this space offers panoramic views of the garden with uPVC double glazing throughout, with the same luxury vinyl flooring as rooms before beneath. Ample space can be found for formal dining and reception space with French doors opening to the garden.

Heading upstairs, the landing offers loft access above and opening initially to two double bedrooms, the main offering painted wooden floor boards and the second offering vinyl flooring underfoot, with the main bedroom also including a generous integral storage cupboard to the far corner. Straight ahead from the landing, the family shower room includes a three piece suite, glass enclosed shower cubicle and vinyl flooring. From the family shower room, to the left, the third bedroom enjoys a rear facing aspect with views of the stunning gardens, vinyl flooring and a radiator.

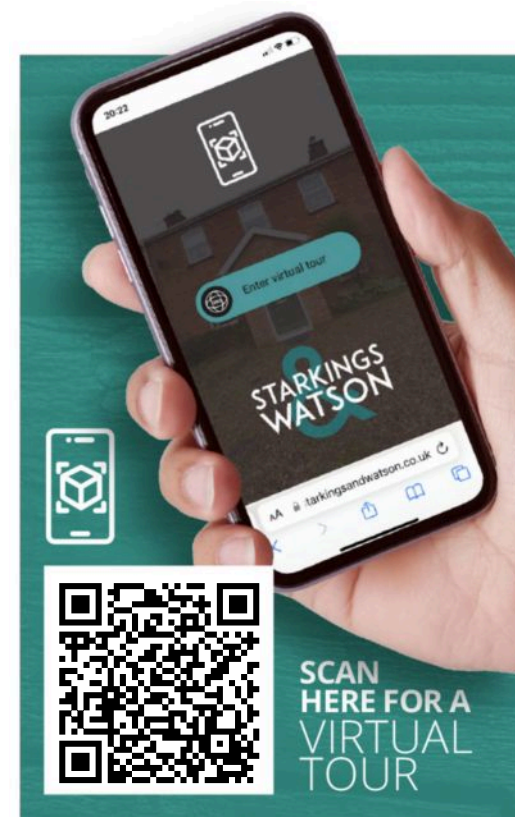
FIND US

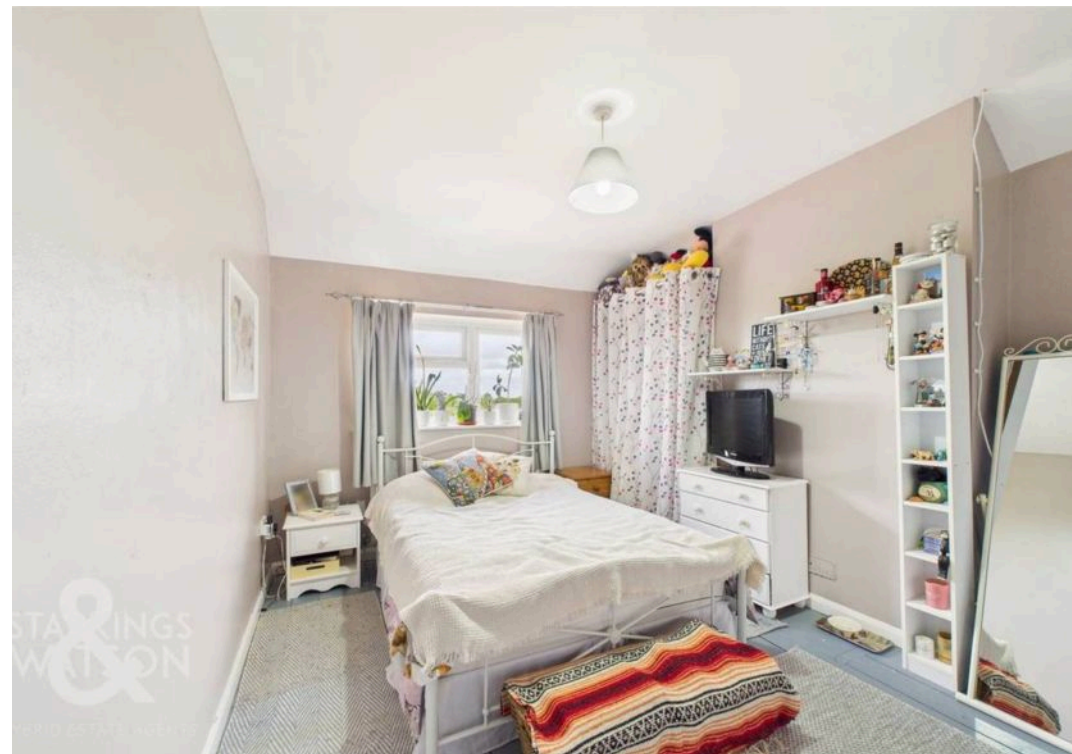
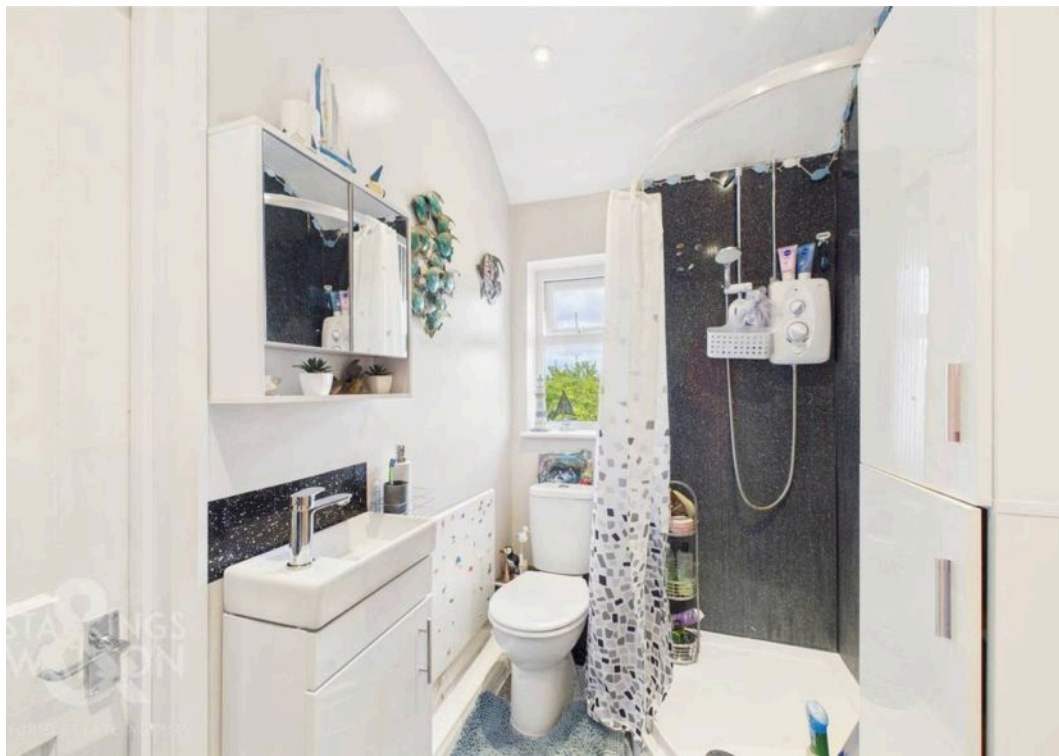
Postcode : IP20 0DG

What3Words : ///monday.rigs.tingled

VIRTUAL TOUR

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



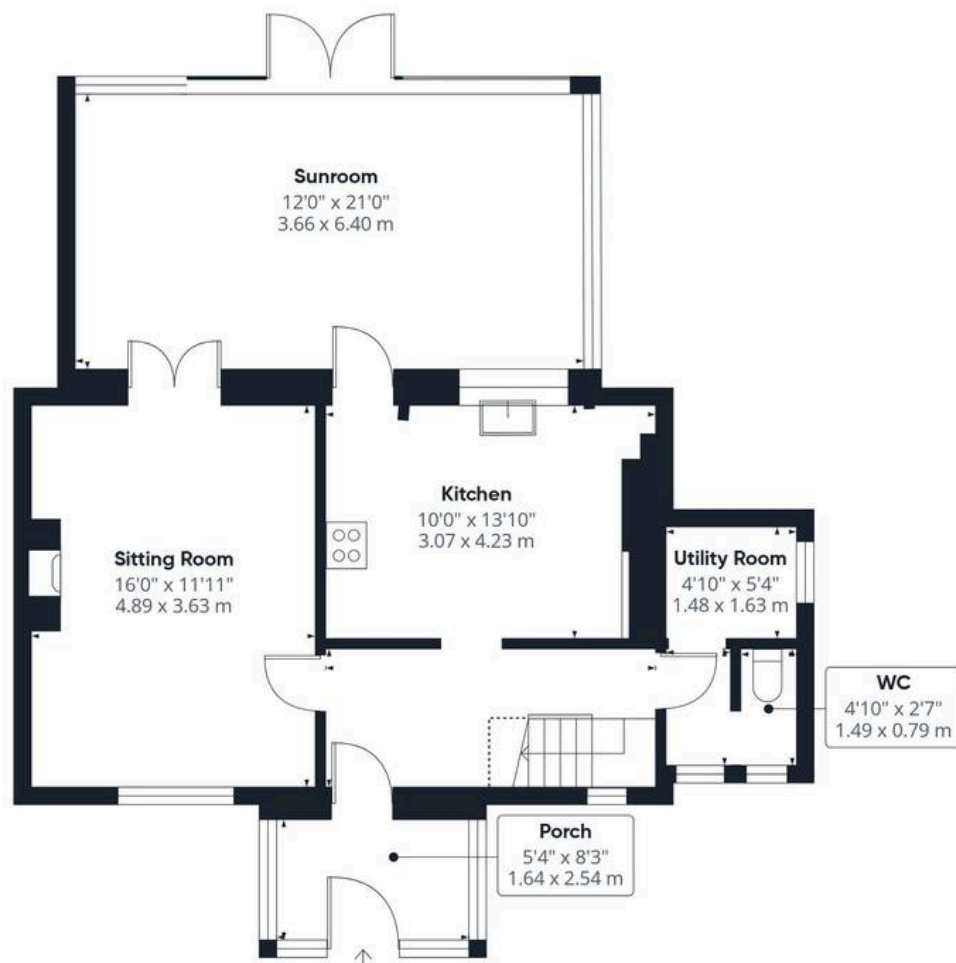




THE GREAT OUTDOORS

Stepping outside, the garden is initially laid to shingle offering ample space for outdoor furniture, to the right a useful shingle pathway leads back to the front of the property with wood sleeper enclosed garden with an amazing variety of well established shrubs and tree's running alongside the properties border. Moving further down the garden, the majority is laid to lawn with lovingly maintained flowerbeds, shrubs and tree's. The end of the garden offers a stunning view of the neighbouring fields.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1143 ft²

106.1 m²

Reduced headroom

11 ft²

1 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 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 and 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.