



High Road, Needham - IP20 9LF



High Road

Needham, Harleston

Discover the epitome of contemporary living with this MODERN, RECENTLY BUILT FOUR BEDROOM DETACHED HOUSE finished to a high specification, nestled in a tranquil village setting. Boasting over 1400 SQFT of accommodation (stms) internally, this residence offers both space and style as well as modern features such as GAS FIRED UNDERFLOOR HEATING. The heart of the home lies in the IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM fitted to a high standard with fully integrated appliances, complemented by a separate utility room for added convenience. The inviting SITTING ROOM featuring a cosy fireplace sets the tone for relaxation. Upstairs, FOUR DOUBLE BEDROOMS and two bathrooms provide ample comfort and privacy for residents and guests alike. Stepping outside, you will find a PRIVATE and ENCLOSED rear gardens presented in good order and backing onto fields, a perfect retreat ideal for entertaining. Parking is a breeze with a LARGE DRIVEWAY and SINGLE GARAGE completing this idyllic abode.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern, Recently Built Detached Home
- Quiet Village Location
- Over 1400 SQFT Of Accommodation (stms)
- Impressive Open Plan Kitchen/Diner With Separate Utility Room
- Sitting Room With Fireplace
- Four Double Bedrooms & Two Bathrooms
- Private Enclosed Rear Gardens Backing Onto Fields
- Driveway Parking & Single Garage

Needham is ideally situated close to the vibrant market town of Harleston which is 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 High Road in the heart of Needham you will find a low level brick wall leading to a large hard standing driveway providing plenty of parking for numerous vehicles to the front and side. The driveway leads to the single garage at the side with roller door, power and light. To the front there is also lawned gardens, side access on both sides to the rear garden and the main entrance door to the front porch.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a useful porch entrance providing space for coats and shoes with an internal door into the hallway. The hall provides a welcoming and bright approach with wood flooring and stairs to the first floor landing. To the left of the hall is the main sitting room with a dual aspect to front and rear as well as a brick built fireplace. A door leads through to the kitchen/dining room to the rear of the house which can also be accessed from the other direction in the main entrance hallway. The well fitted kitchen offers a range of modern sleek wall and base level units with wood worktops over. You will find a range of integrated appliances to include double eye level oven and grill as well as electric induction hob and extractor fan. There is a dishwasher as well as space for fridge/freezer. There is an attractive wood flooring, space for a large dining table and double doors onto the garden. A door leads through to the separate utility room off the kitchen providing another range of units with wooden worktops over, separate sink, space for white goods and the wall mounted gas fired boiler. There is a small cupboard, door to the w/c and a door out to the garden also. The ground floor benefits from underfloor central heating.

Heading up to the spacious first floor landing you will find access to the four double bedrooms as well as family bathroom. The main bedroom to the rear of the house benefits from a dual aspect over looking the fields as well as a stylish en-suite shower room. The other three bedrooms are all comfortable double bedrooms. The family bathroom benefits from a four piece suite with double rainfall shower, separate extra long bath, w/c and hand wash basin.

FIND US

Postcode : IP20 9LF

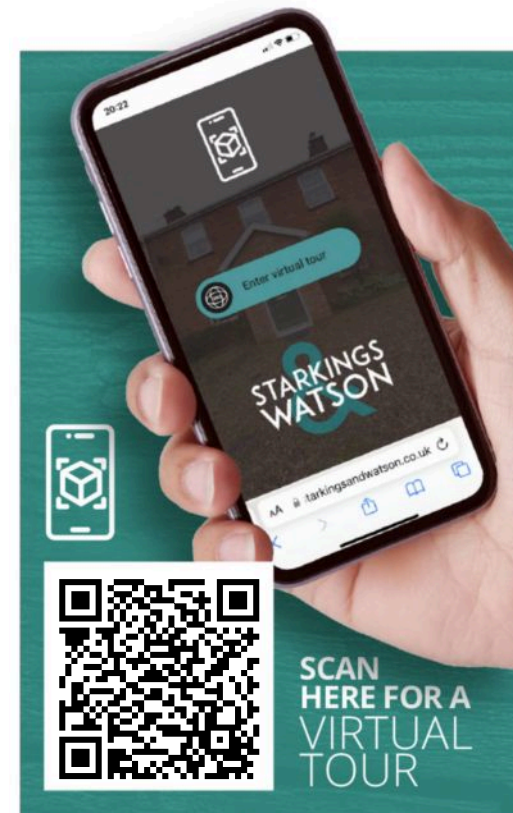
What3Words : ///plus.owned.prices

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised central heating is provided via main gas. Mains electricity and water are also connected with drainage private via a treatment plant.



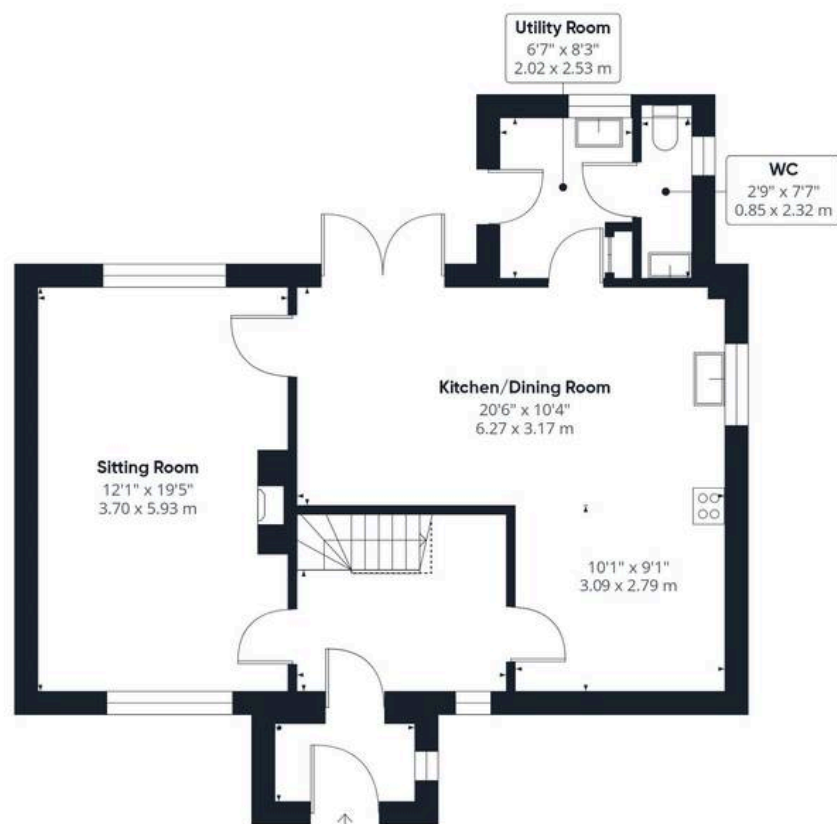




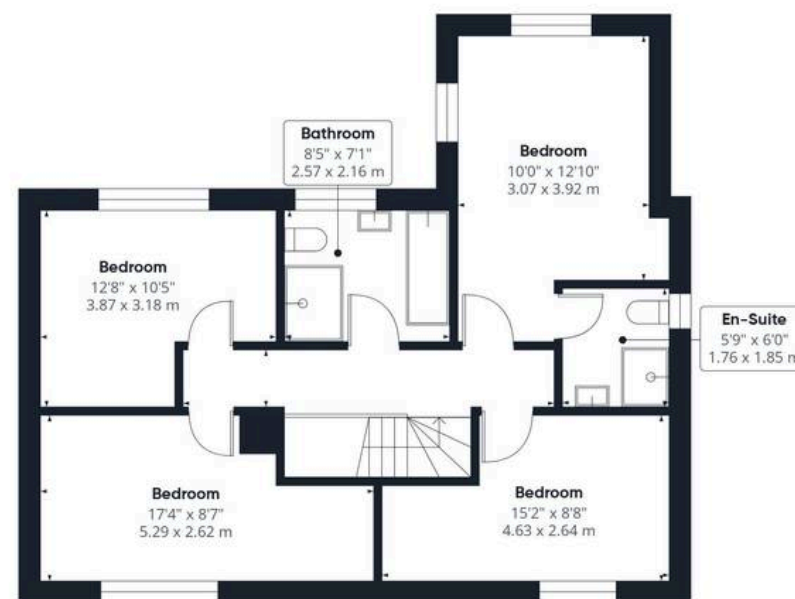
THE GREAT OUTDOORS

The well kept and private rear garden offers a generous space presented in good order. Leading from the doors in the dining area there is a large paved terrace providing ample space for entertaining. The patio extends reaching the rear door to the garage. The main section of garden is laid to lawn with a raised bank to the rear as well as further shingled area with covered pergola. The garden is enclosed with brick wall and timber fencing and there is a side gate onto the driveway. To the rear of the garage there is a timber storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1405 ft²

130.6 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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