



Pilgrims Way, Harleston - IP20 9QE



Pilgrims Way

Harleston

NO CHAIN. Situated at the end of a quiet CUL_DE_SAC off the main street, this LINK-DETACHED BUNGALOW has been rejuvenated by the current owners with a fresh redecoration including paint and NEWLY LAID CARPETS throughout creating a neat and inviting living space. Courtesy of a historic EXTENSION, the main living area is an impressive 16' SITTING ROOM flowing into a SEPARATE FAMILY/DINING ROOM with French doors into the garden. The kitchen offers ample storage with BUILT IN APPLIANCES and NEW GAS BOILER in 2023, whilst a central hallway takes you to THREE BEDROOMS all of which having use of the THREE PIECE FAMILY BATHROOM. Externally, the property offers a generous frontage with DRIVEWAY in front of the GARAGE plus potential to extend the parking if needed (stp) whilst a FULLY ENCLOSED REAR GARDEN offers lawn space, patio seating areas and planting borders.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain - Historically Extended Link-Detached Bungalow
- Quiet Cul-De-Sac Setting
- Fresh Redecoration & New Carpets Laid Throughout
- 16' Sitting Room Leading To Family/Dining Room
- Three Bedrooms
- Fully Enclosed & Generous Rear Garden
- Driveway & Garage With Potential To Add Further Parking (stp)
- Easy Walking Distance To Town & Doctors Surgery .

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

The property is found in a tucked away section off the main street where a quiet cul-de-sac leads to the property on your right hand side. A large lawn frontage allows for further parking if desired whilst a tarmac tandem driveway sits to the right of the home sat in front of the garage.



THE GRAND TOUR

Once inside, a bright and neutral décor is the first thing to greet you courtesy of a fresh redecoration by the current owners to include paint and newly laid carpets throughout the home. Immediately to your left the kitchen can be found with views over the front of the home through uPVC double glazed windows where a mixture of wall and base mounted storage units are accompanied by the tiled splashbacks with integrated appliances including dishwasher, oven and hob with extraction above whilst leaving room and plumbing for further white goods to include a washing machine, dishwasher and standalone fridge/freezer. The main living space sits towards the rear of the property, generous in size courtesy of a historic extension. This 16' sitting room is flooded in natural light courtesy of a large window backing into the rear garden and centre mounted fireplace which may currently be closed however could be opened up to be used for a wood burning stove or open fire if desired. Flowing through an archway towards the rear of the room, a separate dining or family area can be found with French doors backing into the rear garden. This space could easily be used for a formal dining suite, home office workspace or potential kids playroom depending on need. The central hallway leads slightly further down to take you into a total of three bedrooms. The slightly smaller comes immediately to your left with wall mounted radiator and newly laid carpets while two double bedrooms sit at the end of the hallway, both similar in size but they are slightly larger at the very rear being able to accommodate double beds with additional storage solutions. The three piece family bathroom suite sits towards the end of the hallway with a predominantly tile surround. The space features a shower head and glass screen mounted over the bath with low level wall mounted radiator.

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VIRTUAL TOUR

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



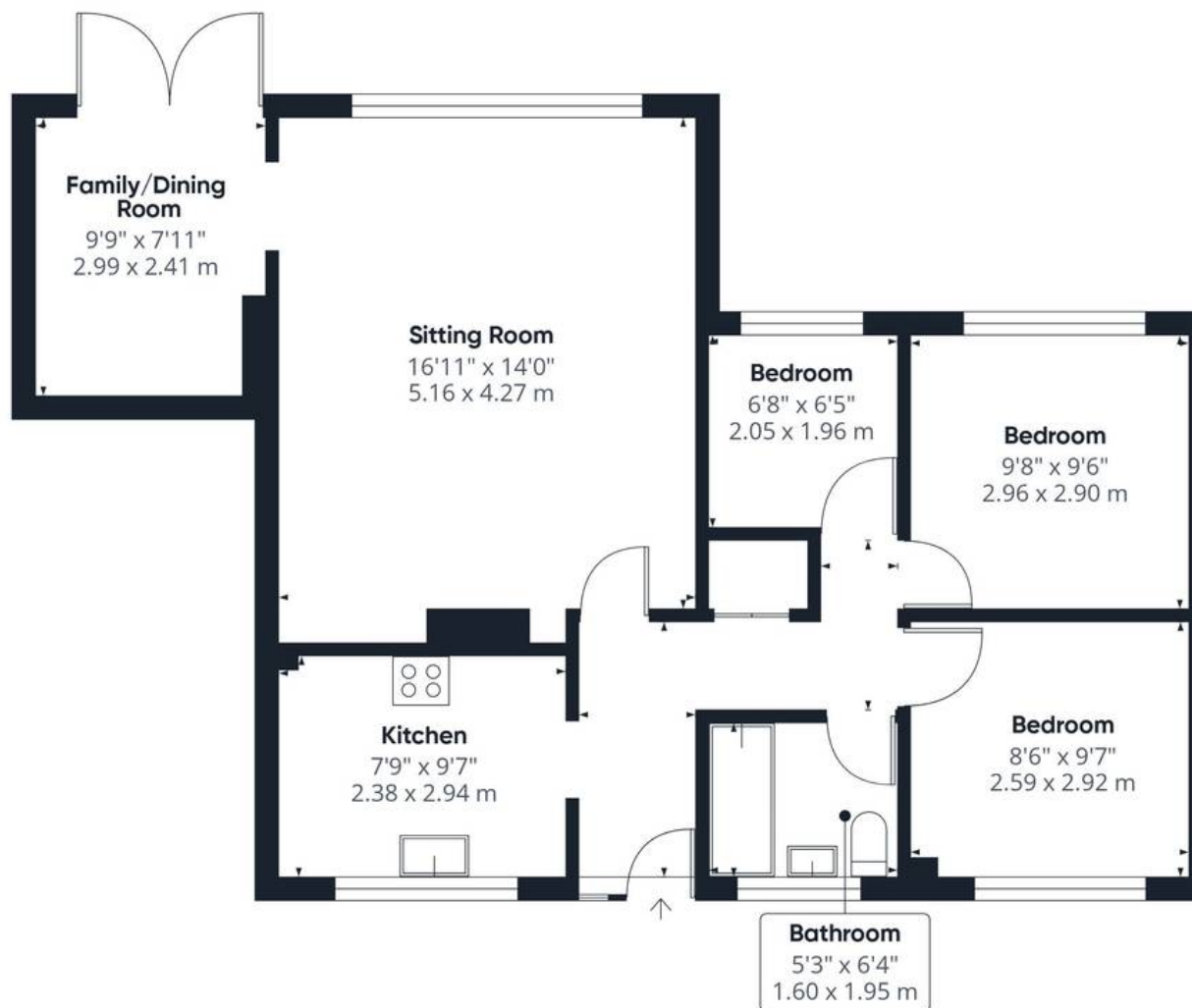




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing while mature trees border the extremities of the garden to create a privacy barrier as well as colourful shrubs adding vibrancy to the home. A flagstone patio sits at the very rear of the property, perfectly positioned to maintain privacy whilst enjoying the sunshine with the rest of the garden laid to lawn.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

844 ft²

78.5 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



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

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

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