



Shotford Road, Harleston - IP20 9JN



Shotford Road

Harleston

Located within sought-after locale close to the centre of town, this DETACHED CHALET STYLE HOME offers a prime opportunity for a new purchaser to create a wonderful family home on a GENEROUS 0.3 ACRE PLOT (stms). Extending to over 1500 sqft (STMS) of excellent living space, including a garage there is much to offer. Internally the accommodation comprises; a welcoming hallway leading to a 21' SITTING /DINING ROOM with doors out the EXTENDED CONSERVATORY and a KITCHEN/BREAKFAST ROOM. Also on the ground floor there is a double bedroom and a RECENTLY RE-FITTED WET ROOM and W/C. The first floor provides TWO AMPLE DOUBLE BEDROOMS and a FAMILY BATHROOM completing the accommodation. Externally the property offers HUGE EXTENSION POTENTIAL with large and mature private rear gardens as well as plenty of DRIVEWAY PARKING to the front and a large single GARAGE. This excellent residence is ideally positioned in a popular spot close the town centre, ensuring convenience and connectivity at your doorstep.



Council Tax band: E

Tenure: Freehold

- Detached Chalet Style Home
- Over 1500 SQFT (stms) Including Garage
- Excellent Garden Plot Of 0.3 Acres (stms)
- 21' Sitting and Dining Room
- Kitchen/Breakfast Room & Extended Conservatory
- Three Ample Bedrooms Over Two Floors
- Two Generous Bathrooms
- Popular Location Close To Town Centre

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

Approached via Shotford Road with block paved driveway with plenty of parking off road for numerous vehicles. There is also a large lawned front garden as well as the main entrance door to the front and access to the single garage to the side with an up and over door.



THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small porch leading into the hallway. The large hallway provides ample fitted storage as well as parquet flooring, stairs to the first floor landing and access to the main ground floor rooms. To the far left is the kitchen/breakfast room with a range of wall and base level units with space for all white goods. The kitchen overlooks the garden as well as offering a door onto the garden. The ground floor bathroom has been completely refurbished offering a tiled wet room style space with accessible double shower, w/c and hand wash basin. Also overlooking the rear garden is the ground floor bedroom with continuation of the parquet flooring. To the far end of the hallway is the impressive main sitting/dining room with dual aspect to the side and front with sliding doors into the conservatory. There is plenty of space for dining to one end and sitting to the other with a gas fire within the sitting room. The extended conservatory offers lots of extra reception space with double doors leading out as well as a useful side door onto the driveway.

Heading up to the first floor landing there is a family bathroom with bath, w/c and hand wash basin as well as two large double bedrooms either side, both of which offer a range of fitted wardrobes and storage.

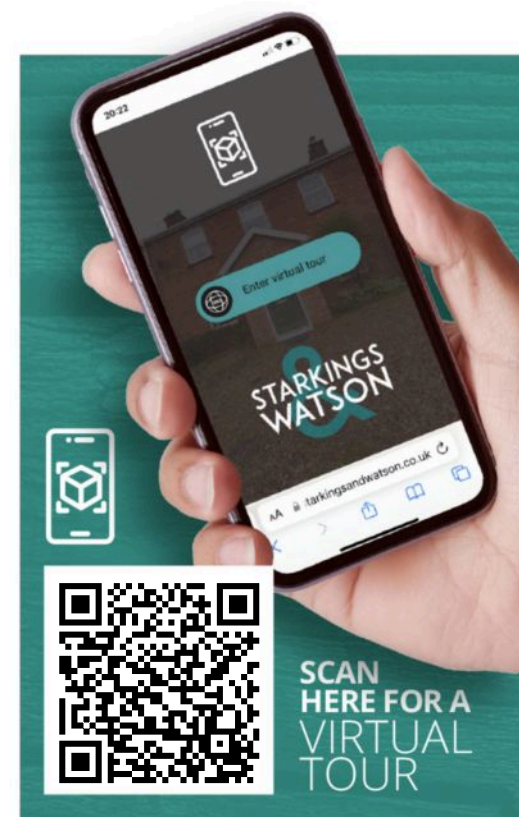
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VIRTUAL TOUR

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



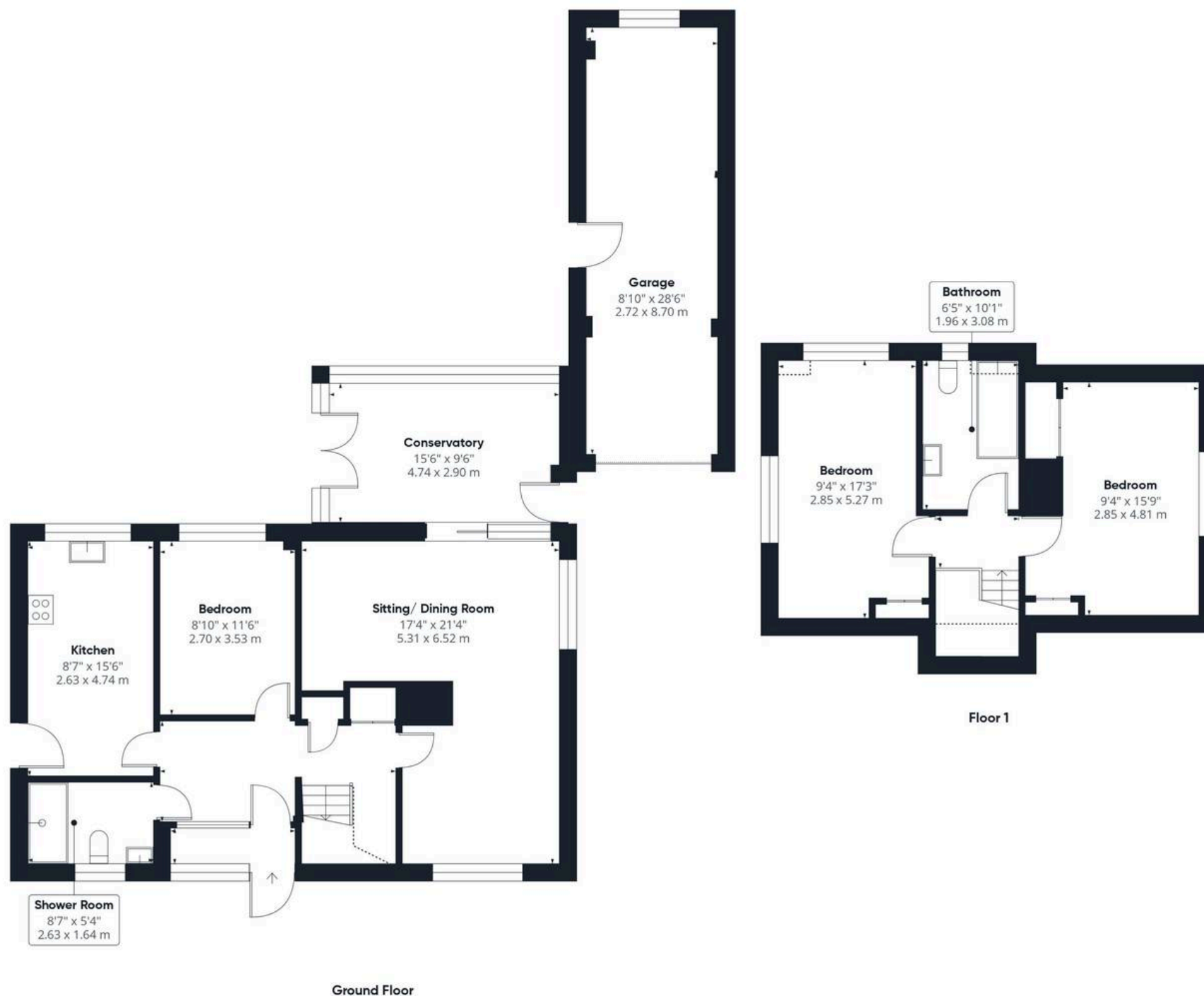




THE GREAT OUTDOORS

The generous rear garden provides plenty of space for a family to enjoy. The garden is particularly private with mature trees and shrubs in abundance and is mainly laid to lawn. There is a paved patio area as well as access to the garage and a central path leading up the garden. The garden is enclosed with hedging and fencing. There is side access leading to the front garden also.





Approximate total area⁽¹⁾

1579 ft²

146.8 m²

Reduced headroom

19 ft²

1.8 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



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