



Weavers Croft, Harleston - IP20 9PY



Weavers Croft

Harleston

MOTIVATED VENDOR! This stunning THREE BEDROOM DETACHED HOUSE is the epitome of refined living, offering an idyllic retreat in a peaceful neighbourhood. The property welcomes you with IMPRESSIVE EXTENDED ACCOMMODATION, providing ample space for comfortable living. Impeccably presented throughout, the house features TWO IMPRESSIVE RECEPTION SPACES with a large sitting room to the front and a KITCHEN/DINING/FAMILY ROOM to the rear, ideal for entertaining guests or relaxing in style. There is also a very useful ground floor W/C completing the ground floor accommodation. The three generously proportioned bedrooms offer a peaceful sanctuary with the current layout used as a main bedroom with adjacent dressing room. There is also a well-appointed bathroom and adjacent w/c on the first floor. The inclusion of solar panels ensures eco-friendly benefits, whilst the property is further enhanced by its enclosed and fully landscaped private gardens and off-road parking, providing a secure and convenient lifestyle.



The house can also be found within a short and easy walk of the town centre with the array of local amenities on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Family Home
- Extended Accommodation
- Beautifully Presented Throughout
- Two Impressive Main Reception Spaces
- Three Ample Bedrooms
- Family Bathroom & Two W/C's
- Income Generating Solar Panels
- Enclosed Private Gardens & Off Road Parking

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 Weavers Croft, the house sits proudly on the corner of Doune Way with landscaped and well kept front and side gardens mainly laid to shingle. There are paved pathways to the front and side with a gated access into the rear garden. Parking can be found to the rear of the plot off Doune Way with parking for two vehicles as well as an up and over door to the garage. The main entrance door is found to the front.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming entrance leading into the main front facing sitting room. The sitting room is of a generous size with an attractive wood effect flooring and plenty of space for seating. A door leads to a small inner lobby with stairs to the first floor landing and access to the kitchen/family room beyond. The impressive extended kitchen/dining room/family room offers a pleasant aspect to the rear garden as well as excellent space for family gatherings with space for sitting and dining. The kitchen is open plan and offers a range of fitted wall and base level units with rolled edge worktops over and space for all white goods as well as integrated oven and hob. There is plenty of fitted storage cupboards within the room as well as double doors opening onto the garden and a door into the side porch with a w/c. There is also another entrance door access to the side.

Heading up to the first floor landing you will find three ample bedrooms, a w/c and a separate adjacent w/c. The third bedroom is currently used as a dressing room to the master bedroom but could easily be put back to a standard third bedroom if required. The family bathroom offers a bath with shower over as well as hand wash basin.

FIND US

Postcode : IP20 9PY

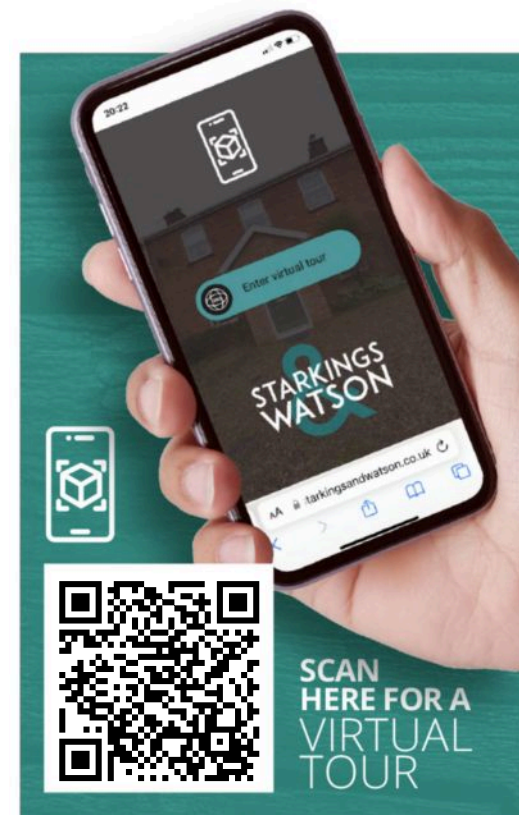
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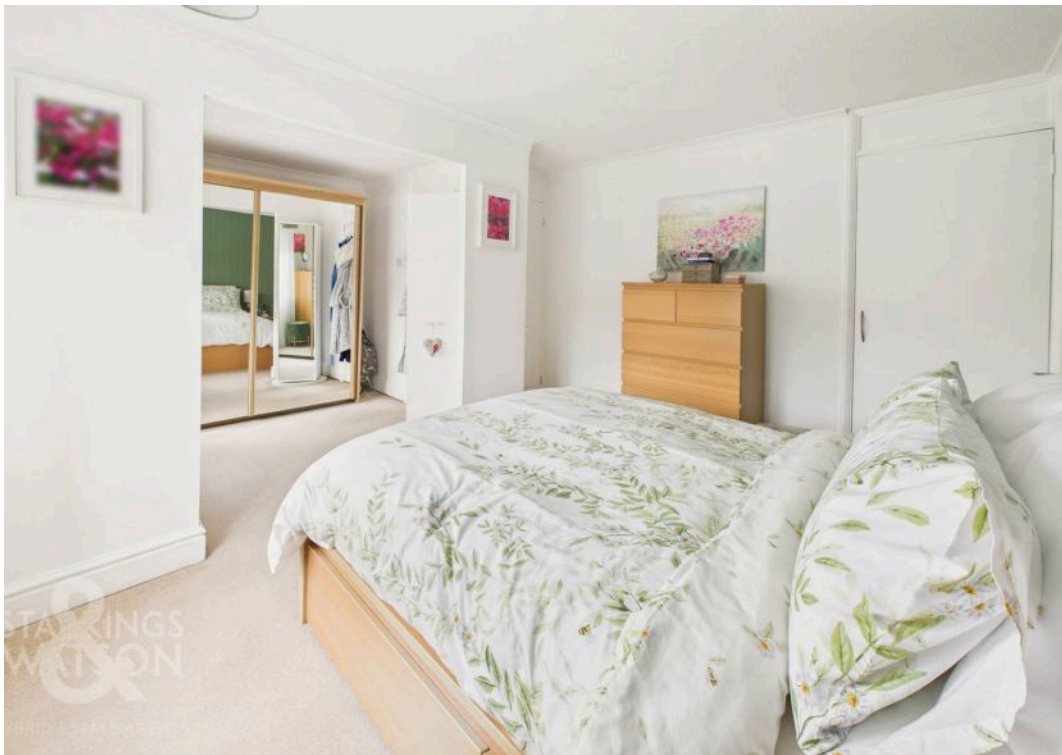
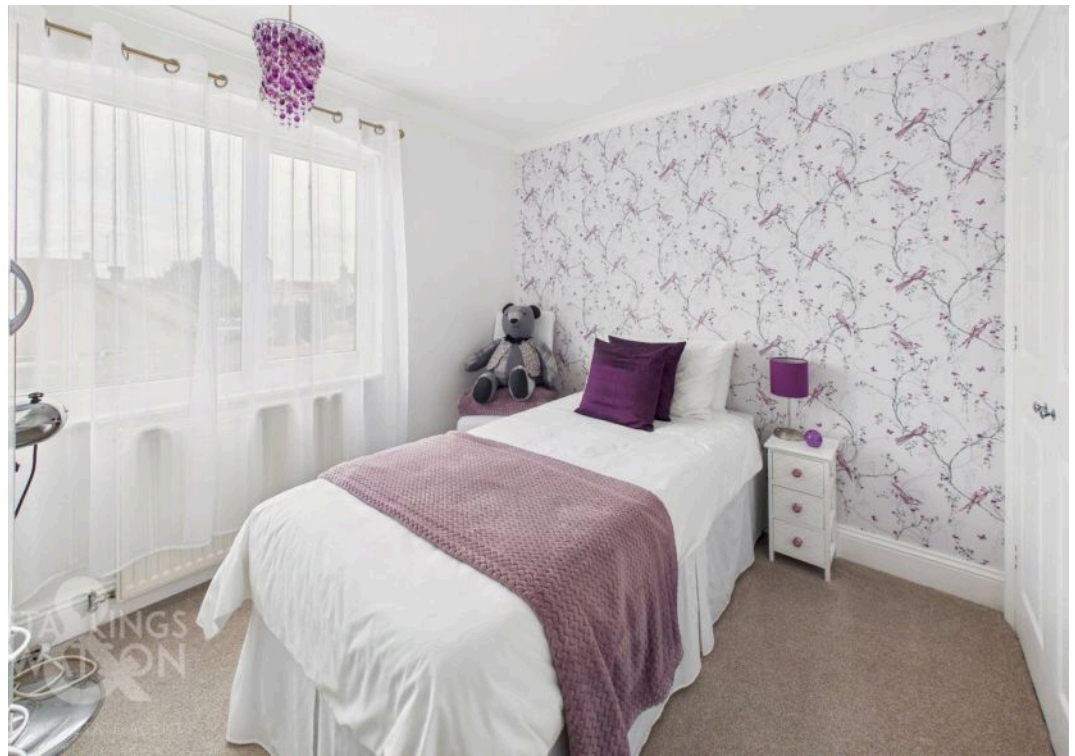
VIRTUAL TOUR

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

AGENTS NOTES

The house benefits from Solar Panels to the south aspect owned by the house which generate approximately £1000 PA income .



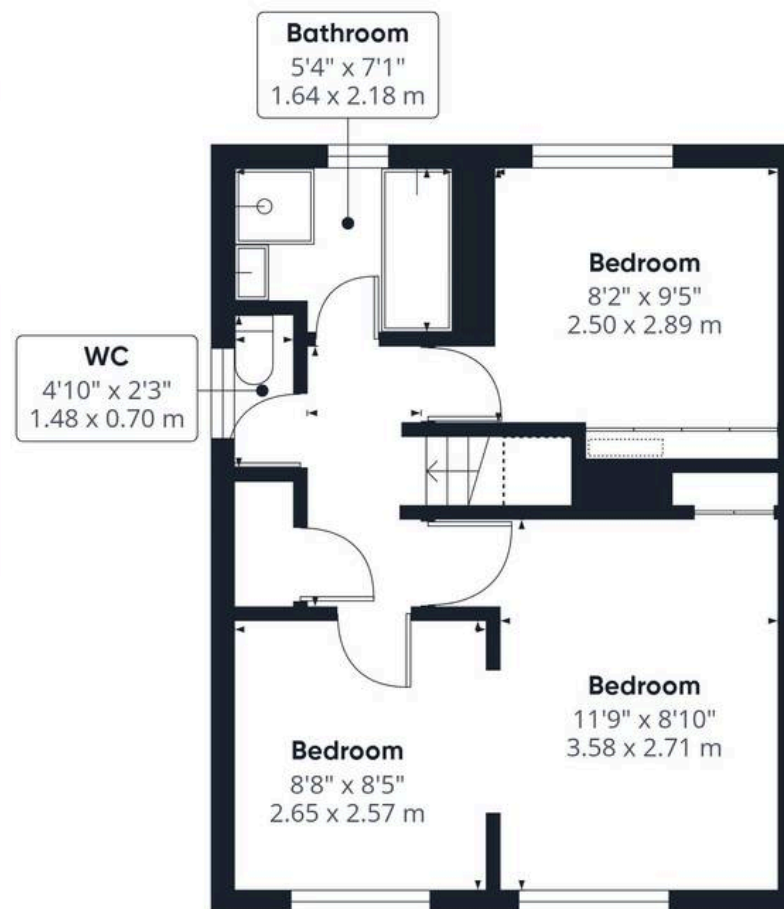
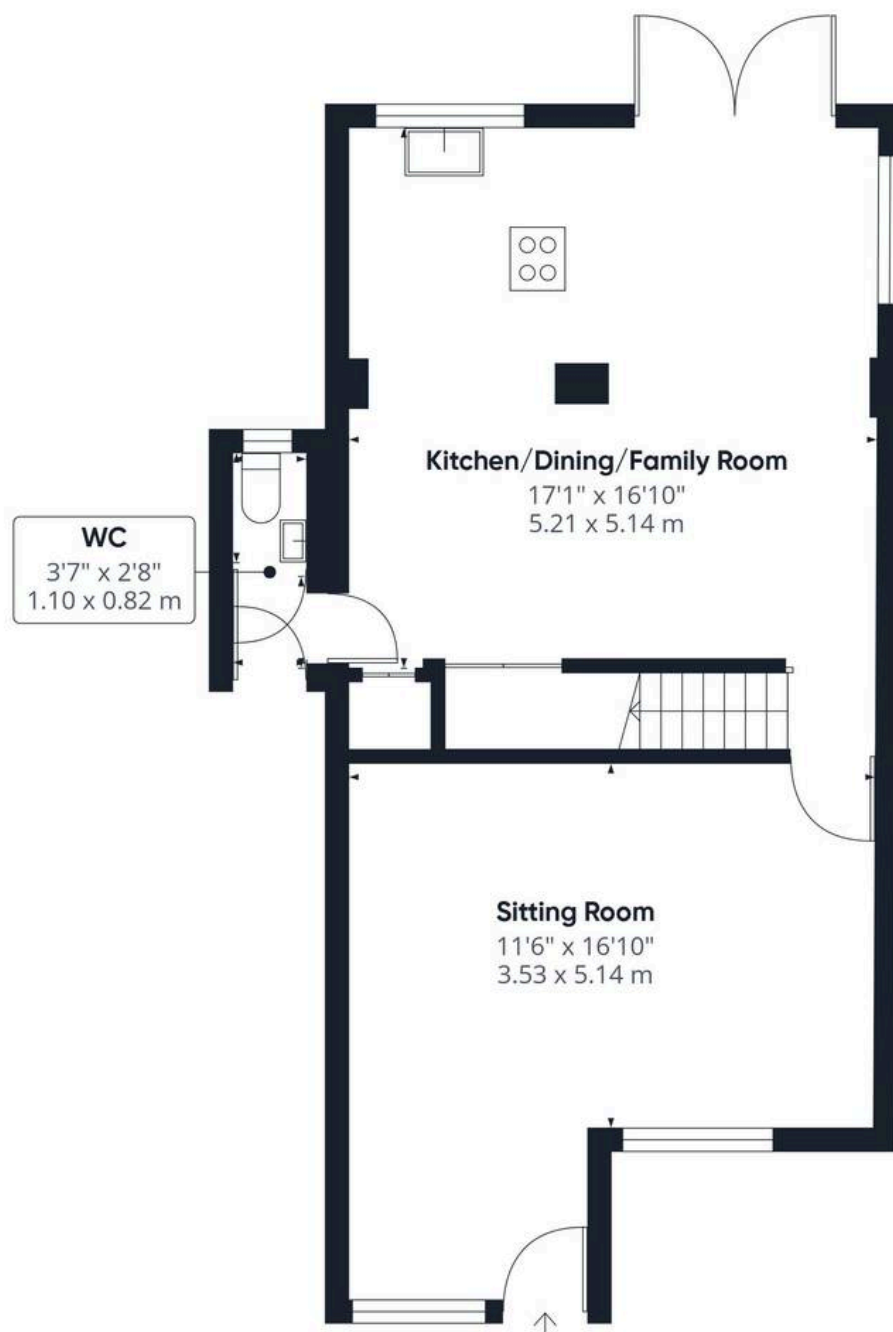




THE GREAT OUTDOORS

The fully landscaped rear garden offers a good degree of privacy as well as being low maintenance. The garden is laid to paving and hardstanding providing plenty of space for outside dining and entertaining. The rear garage has also had the side wall removed so as to create a very useful covered seating area overlooking the garden or garage space if required still. There is a side gate leading to the frontage as well.





Approximate total area⁽¹⁾

952 ft²

88.3 m²

Reduced headroom

1 ft²

0.1 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



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