

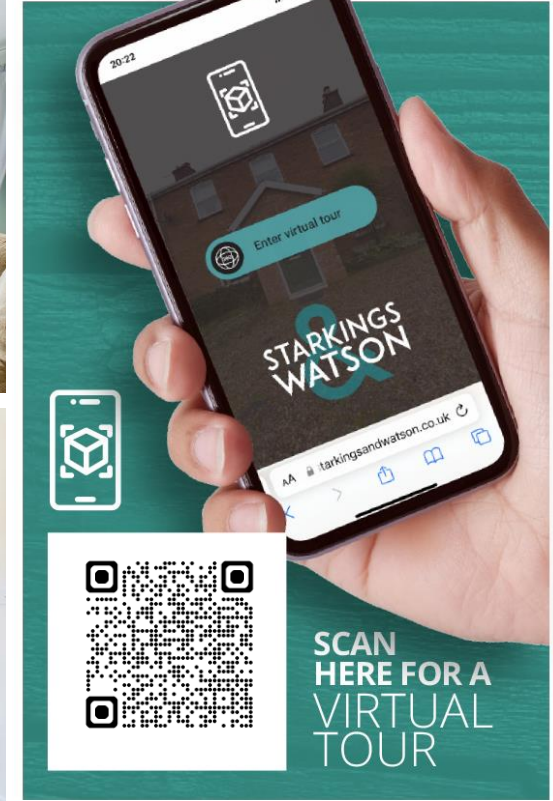
CHAFFINCH MEWS

Harleston IP20 9FD

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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- Mid Terrace Town House
- Over 1200 SQFT (stms) of Accommodation
- Accommodation over Three Floors
- Kitchen/Breakfast Room & Separate Utility Room
- Open Plan Sitting/Dining Room
- Three Double Bedrooms & Two Bathrooms
- Private South Facing Garden
- Garage & Parking

IN SUMMARY

With OVER 1200 SQFT (stms) of accommodation over THREE FLOORS, this FLEXIBLE and WELL PRESENTED TOWNHOUSE located opposite GREEN SPACE is a great potential FAMILY HOME found within WALKING DISTANCE of the TOWN CENTRE. The property benefits from DRIVEWAY PARKING SPACE to the front as well as INTEGRAL GARAGE. In addition you will find a SUNNY and WELL KEPT SOUTH FACING GARDEN to the rear. internally the house is arranged over three floors with an entrance hallway, w/c, utility and third bedroom all on the ground floor with the integral garage. The first floor is designated to the reception space with semi open plan kitchen/breakfast room, dining room and sitting room. The second floor offers TWO DOUBLE BEDROOMS, a re-fitted family bathroom and the EN-SUITE shower room.

SETTING THE SCENE

Set away from the road and opposite green space accessed from a small trunk road (Chaffinch Mews) you will find a driveway parking space to the front leading to the integral garage. There is a paved pathway to the front leading to the covered main entrance door.

THE GRAND TOUR

Entering via the main entrance to the front you will find a spacious entrance hall with understairs storage and the useful w/c. From the entrance hallway there is access to the utility room to the rear which provides a range of storage as well as plumbing for white goods and the wall mounted boiler as well as an access door to the rear. Also off the hallway is a ground floor bedroom or reception depending on preference with double built in wardrobes as well as double French doors onto the rear garden. You will also find an internal door to the integral single garage which offers an excellent storage space again with further space for white goods and an up and over door to the front. Heading up to the first floor landing, you will find stairs that lead to the second floor landing as well as access to the kitchen/breakfast room to the rear. The kitchen which overlooks the rear garden offers a range of fitted units with rolled edge work surfaces over as well as double integrated oven, grill and electric hob with extractor fan over whilst also offering space for a dishwasher and fridge freezer. The kitchen leads through into the dining area which then flows effortlessly into the sitting room. The sitting room overlooks the front of the house and has double doors onto a small front facing balcony. Heading up to the second floor landing you will find the bedrooms, of which there are two very comfortable double rooms as well as the family bathroom and a built in storage cupboard. The family bathroom to the rear has been recently refitted with a shaped panelled bath and rainfall shower. The double bedroom that overlooks the rear garden offers double built in wardrobes. The main bedroom to the front offers two double built in wardrobes as well as two windows overlooking the front. The main bedroom also benefits from an en-suite



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shower room with a double walk in shower.

THE GREAT OUTDOORS

The private and enclosed rear garden is kept in excellent order and benefits from a south facing aspect. There is a large patio from the rear of the house ideal for a patio table and chairs with the pathway continuing up the side of the garden to the rear gate allowing rear access. The rest of the garden is laid to lawn and is enclosed with timber fencing.

OUT & ABOUT

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.

FIND US

Postcode : IP20 9FD

What3Words : ///contoured.spilling.ounce

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there are PV solar panels on the rear roof to the south aspect.

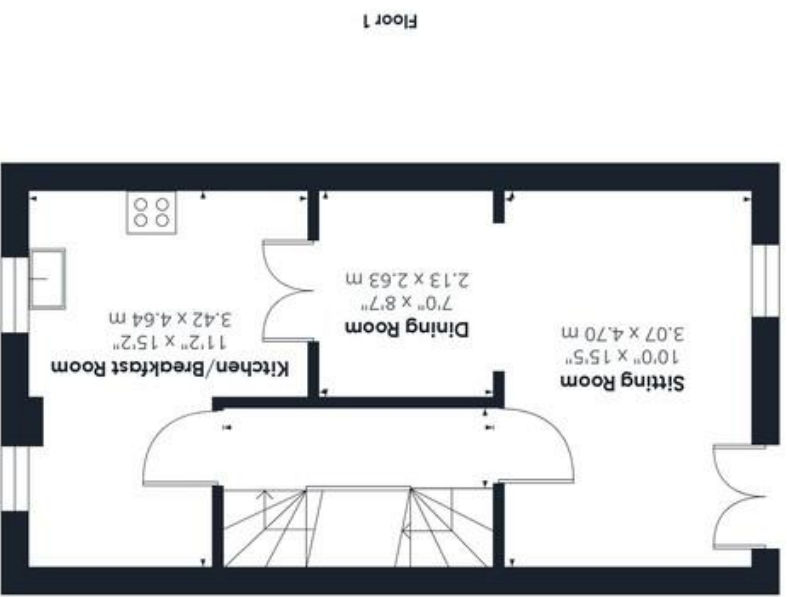
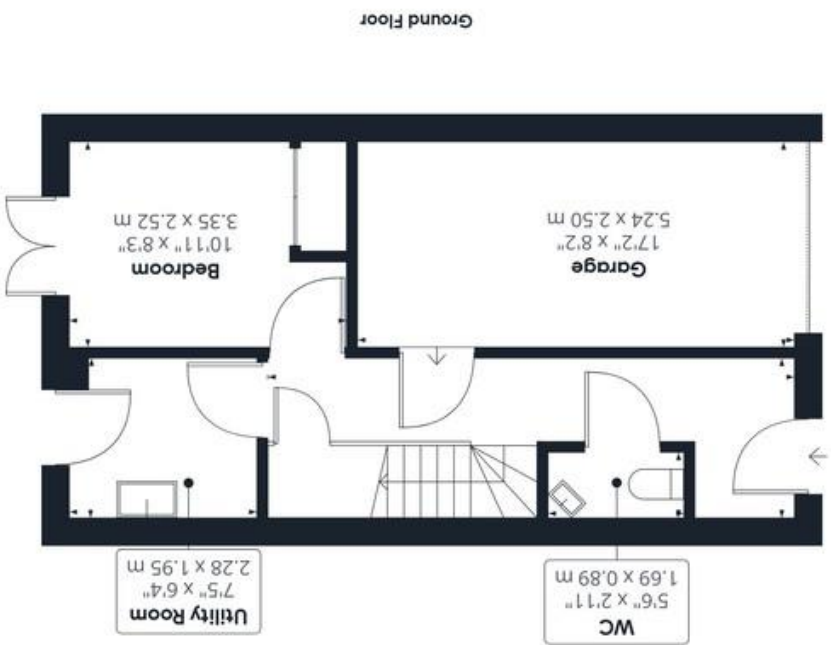
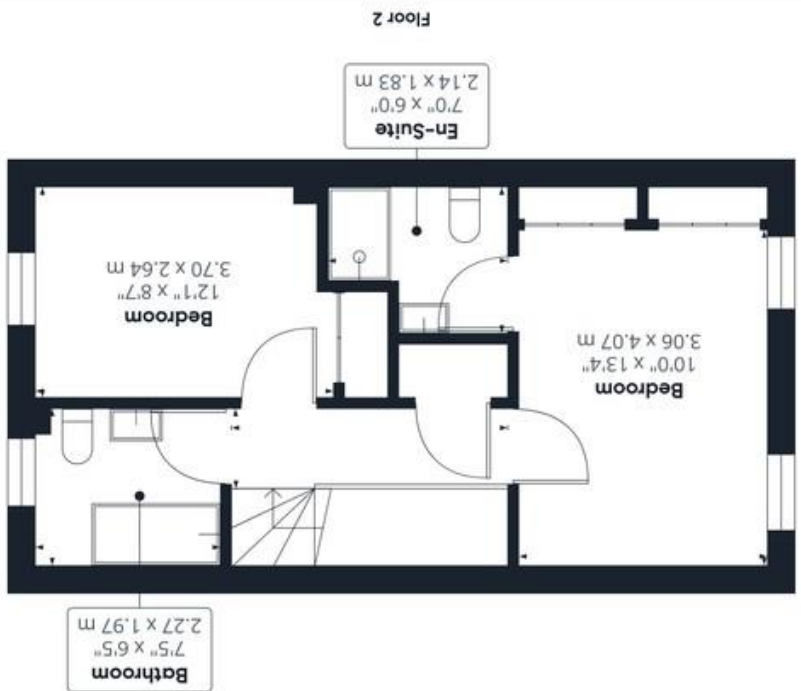
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Price:



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GIRAFFE 360

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.

(1) Excluding balconies and terraces

Approximate total area^m

1204.8 ft²
111.93 m²

