

## 9 Robin Avenue, Harleston

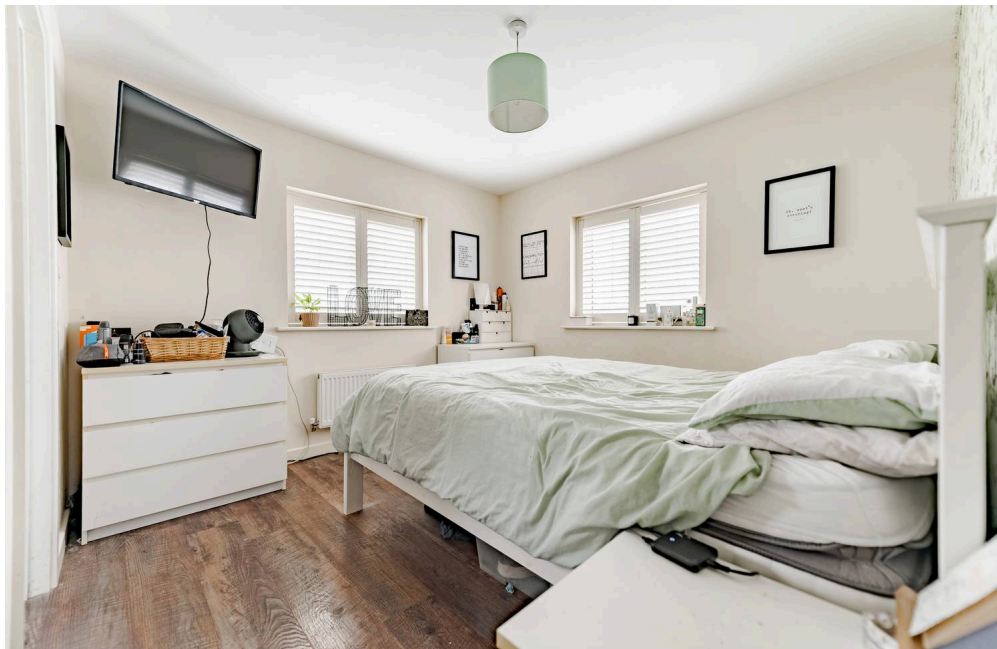
Offers Over £300,000 Freehold

Found within a tranquil setting overlooking an idyllic green area, this well-presented 4-bedroom detached house presents an inviting opportunity for a growing family seeking a modern and spacious living experience. Boasting a generous 1,050 sq. ft. (stms) of thoughtfully designed living space, the property features a double driveway leading to a convenient garage.



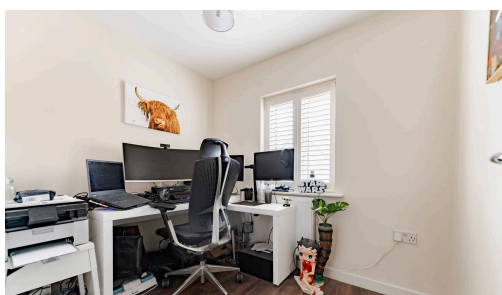
## Location

Robin Avenue is located in the charming market town of Harleston, nestled in the heart of Suffolk. This peaceful residential area offers a tranquil setting while being just a short walk from the town center, providing easy access to local amenities, shops, and cafes. Harleston is known for its rich history, scenic countryside, and excellent transport links, with quick access to the A143, making it convenient for commuting to nearby towns such as Diss and Ipswich. The surrounding area is perfect for nature lovers, with plenty of green spaces and outdoor activities. A perfect blend of convenience and serenity, 9 Robin Avenue is ideal for those seeking a comfortable and accessible home in a well-connected and welcoming community.



## Robin Avenue

Upon entering, you are greeted by a welcoming open-plan layout that seamlessly connects the various living areas. The ground floor encompasses a 16' kitchen/breakfast room with integrated cooking appliances, a 17' sitting room bathed in natural light, and a dining room accessed through elegant double doors.





The wood-effect flooring adds a touch of warmth and practicality to the space. Completing the ground floor is a convenient WC.

Moving to the first floor, the property offers four well-appointed bedrooms, including a main bedroom with en-suite facilities, ensuring comfortable and private retreats for all family members. Completing the accommodation is a family bathroom designed for relaxation and functionality. The interior is further enhanced by uPVC double glazing and a newly installed gas-fired central heating boiler (2023), ensuring year-round comfort and efficiency.

Residents can enjoy outdoor relaxation in the well-divided rear garden featuring a decked seating area, perfect for alfresco dining and entertaining. The property also benefits from off-road parking with a brickweave driveway and a single garage providing ample storage space.

Situated within a short walk from the town centre, this home offers easy access to a host of local amenities, making daily errands and leisure activities a breeze. Whether spending quality time indoors or taking advantage of the tranquil outdoor spaces, this property presents a perfect blend of comfort, convenience, and contemporary living for discerning buyers seeking a place to call home.

#### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

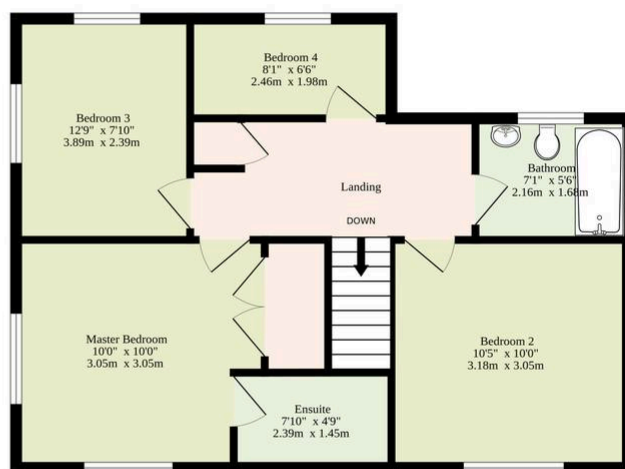
EPC Environmental Impact Rating: B



Ground Floor  
561 sq.ft. (52.1 sq.m.) approx.



1st Floor  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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