

1 Robin Avenue, Harleston

£315,000 Freehold

Introducing this well-appointed 4-bedroom semi-detached house, a modern family home that exudes comfort and convenience. Situated in a prime location within walking distance of amenities, this property promises a lifestyle of ease and accessibility for the discerning homeowner. Whether you are looking for a peaceful retreat or a bustling hub for family life, this home offers the ideal setting to create lasting memories and embrace a lifestyle of comfort and ease.

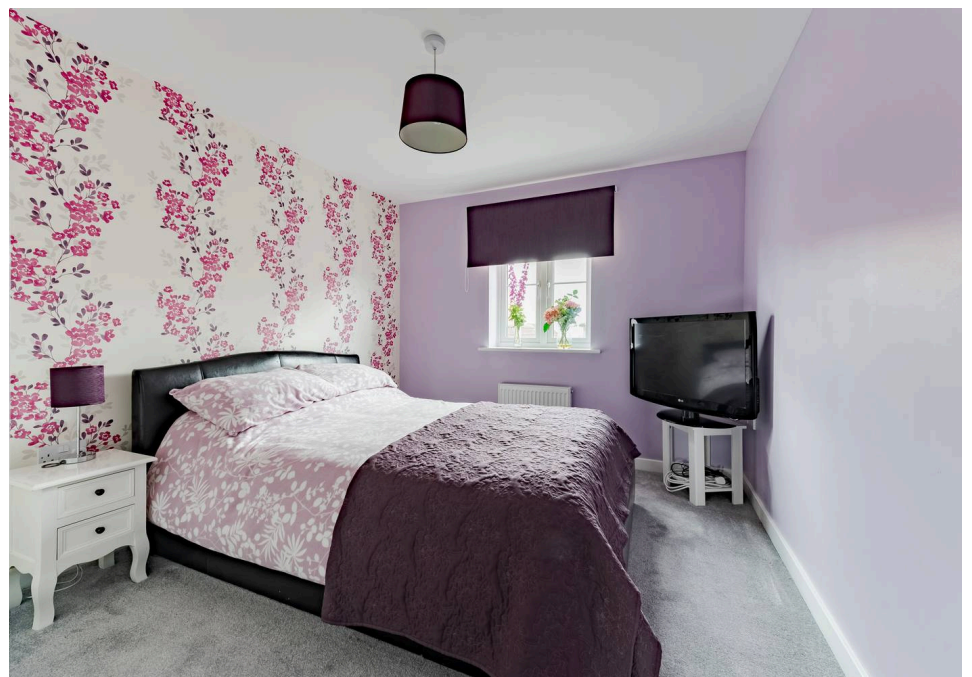
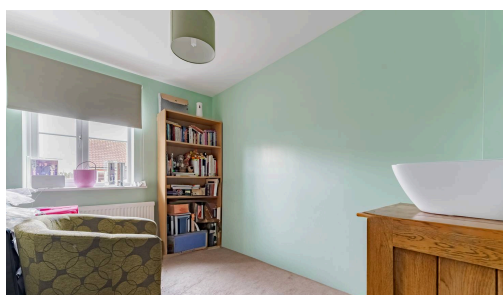
Location

Situated in the charming market town of Harleston, Robin Avenue enjoys a prime location that blends convenience with a welcoming community feel. Harleston offers an excellent range of amenities, including independent shops, cafes, restaurants, and supermarkets, all within easy reach. The town boasts well-regarded schools, healthcare facilities, and leisure options, making it an ideal choice for families and professionals alike. Nestled in the picturesque Waveney Valley, the area is surrounded by stunning countryside, providing ample opportunities for walking, cycling, and outdoor pursuits. Excellent road links connect Harleston to Norwich, Diss, and the Suffolk coast, offering a perfect balance between rural tranquillity and accessibility to key destinations.



Robin Avenue

Upon entering, you are welcomed into an inviting entrance hall, featuring wooden flooring, under-stairs storage, and access to the various living spaces. The ground floor boasts a cloakroom, a stylish lounge with garden views, and a spacious kitchen/diner with a bay window that floods the room with natural light.



The sleek kitchen is equipped with modern integrated appliances, offering a delightful space for family gatherings and every-day meals.

Ascending to the first floor, you will find three well-appointed bedrooms, two of them with built-in wardrobes, as well as a family bathroom with contemporary fixtures. The journey continues to the top floor, where the luxurious master suite awaits. This private space features an ensuite bathroom, ample storage with built-in wardrobes, and dual aspect windows that frame the skyline.

Outside, the property offers a brickweaved driveway providing off-road parking and access to the single garage. The enclosed rear garden beckons for outdoor relaxation, with a paved pathway leading to a patio and a raised decking area perfect for al fresco dining during the warmer months.

This semi-detached family home is meticulously maintained and split over three levels, providing ample space for comfortable living. The property benefits from its close proximity to the town and local amenities, ensuring convenience for all daily needs.

Agents Notes

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

Council Tax band: C

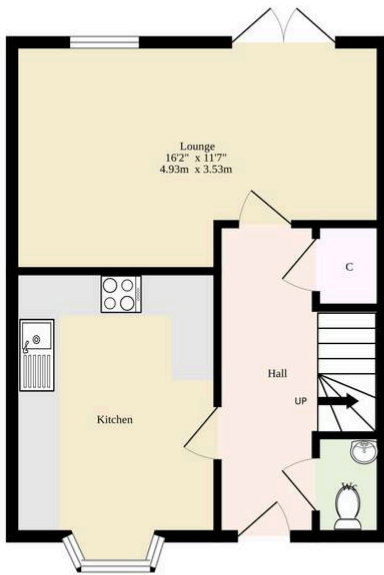
Tenure: Freehold

EPC Energy Efficiency Rating: C

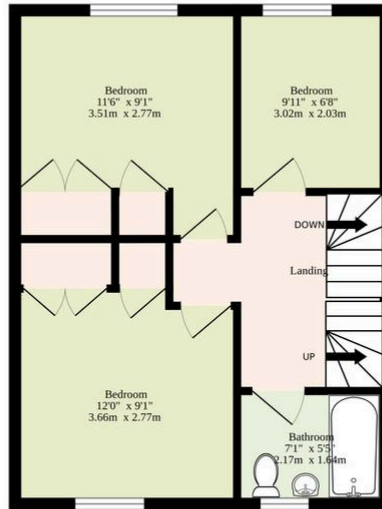
EPC Environmental Impact Rating: C



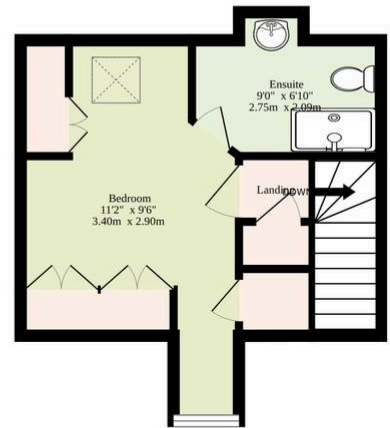
Ground Floor
262 sq.ft. (24.3 sq.m.) approx.



1st Floor
350 sq.ft. (32.5 sq.m.) approx.



2nd Floor
190 sq.ft. (17.7 sq.m.) approx.



Sqft Excludes Kitchen

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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