



**Skinners Lane, Starston Harleston IP20 9PX**

**welcome to**

## **Skidders Lane, Starston Harleston**

This stunning property is situated in a beautiful location with field views front and rear. The property has been refurbished to a high standard throughout with the kitchen and bathrooms particularly are a highlight. The property also benefits from ample parking and landscaped gardens.

### **Location**

The pretty south Norfolk village of Starston is 14 miles south of the city of Norwich and close to the neighbouring villages of Pulham Market, Pulham St Mary and Harleston. Starston is roughly 8 miles north east of Diss, a lively old market town with a good variety of shops and amenities. The village church, Starston St Margaret is situated in a tranquil setting and has an interesting 15th century font.

### **Accommodation**

#### **Entrance Hall**

Upvc door to the front, stairs to the first floor, radiator, door to storage cupboard with upvc window to the front aspect, shelving, and oil fired combination boiler.

#### **Lounge**

16' 5" x 11' 1" ( 5.00m x 3.38m )  
uPVC window to the front aspect, uPVC french doors to the rear garden, tiled hearth with woodburner & wood mantle above, radiator.

#### **Kitchen**

10' 3" x 10' 4" ( 3.12m x 3.15m )  
uPVC window to the rear aspect, fitted kitchen with a range of base and wall units with solid oak worktops, inset ceramic sink, induction hob, stainless steel extractor fan, fitted oven and combination oven/microwave, integrated tall fridge and tall freezer, integrated washer dryer, integrated dishwasher, tiled surrounds.

#### **Shower Room**

(Downstairs) uPVC window to the side and rear aspects, walk in shower cubicle, vanity wash basin and concealed cistern WC unit, fully tiled walls, heated towel rail, wooden effect flooring.

#### **Rear Lobby**

uPVC door to the rear aspect, tiled floor, storage cupboard.

#### **Landing**

Stairs from the ground floor, uPVC window to the front aspect, radiator, loft access, doors to:

#### **Bedroom One**

16' 7" x 10' 5" ( 5.05m x 3.17m )  
uPVC window to the front and rear aspects, radiator.

#### **Bathroom**

uPVC Window to rear aspect, bath with electric power shower over and shower screen, Vanity basin with storage unit, chrome heated towel rail, WC, tiled surrounds.

#### **Bedroom Two**

8' 5" x 8' 2" ( 2.57m x 2.49m )  
uPVC window to the rear aspect, radiator.

#### **Bedroom Three**

8' x 9' 10" ( 2.44m x 3.00m )  
uPVC window to the front aspect, radiator.





### Outside

The front the property has a generous sized parking are for several vehicles, there is a gated access to the side of the property leads to the long rear garden.

The rear garden is mainly laid to lawn, there are planted borders and mature trees. There is a patio area at the bottom of the garden with a wooden garden bar making this a great spot for entertaining in throughout the summer months, again with planted borders and beds and is enclosed by picket fences. There is a further area of kitchen garden with a range of fruit and vegetables with a greenhouse (Hercules Blenheim heavy duty glass greenhouse approximately 16' x 8'), a fruit cage and 4 "VegTrug" planters. There is an outside tap and outside electric point.

### Workshop

27' 4" x 9' 4" ( 8.33m x 2.84m )  
Dual aspect windows, power and light.

### Office

7' 4" x 11' 3" ( 2.24m x 3.43m )  
Shed is fully lined and insulated with power and light, benefits from high speed internet, window to the side.

### Greenhouse

Hercules Blenheim heavy duty glass greenhouse (approximately 16' x 8').

### Services

Mains Water  
Mains Electricity  
Septic Tank  
Oil Fired Central Heating

**Council Tax Band: B**



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## Skidders Lane, Starston Harleston

- Stunning Semi-Detached Family Home
- Benefits From Field Views To The Front And Rear
- Modern Kitchen With Integrated Appliances
- 16ft Lounge With A Wood Burning Stove
- Three Bedrooms, One With An En-Suite
- Off Road Parking For Multiple Vehicles
- Large Landscaped Garden With A Paved Patio And Garden Bar
- Fully Insulated Workshop And Home Office

Tenure: Freehold EPC Rating: E

offers over

**£350,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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