



**Robin Avenue, Harleston IP20 9GN**

**welcome to**

## **Robin Avenue, Harleston**

A modern four bedroom family home situated within walking distance to amenities. The property offers a cloakroom, kitchen/diner with integrated appliances, rear aspect lounge overlooking the garden, master bedroom with en-suite and three further bedrooms.

### **Location**

The town itself is a delightful and self-contained town on the northern banks of the picturesque Waveney Valley. It has excellent road networks to all parts of the region and a fast train service to London (c 90 mins) is available in the nearby town Diss. Featuring mostly family owned businesses and pubs amongst all other required amenities and a thriving market day every week, Harleston is a really desirable place to live.

### **Accommodation**

#### **Entrance Hall**

Front aspect door, radiator, wooden flooring, stairs leading to the first floor, under stairs storage cupboard and doors to;

#### **Cloakroom**

Front aspect double glazed window, low level flush wc, corner wash hand basin with tiled splash back, radiator and tiled flooring.

#### **Lounge**

16' 2" x 11' 7" ( 4.93m x 3.53m )  
Rear aspect double glazed window and french doors leading out into the garden, radiator, carpet, tv and telephone points.

#### **Kitchen/ Diner**

Front aspect double glazed bay window. Fitted kitchen with wall and base units, stainless steel sink and drainer, two bowls, work surfaces, recessed spot lights, laminate flooring, radiator, wall mounted boiler, space for American style fridge/freezer, integrated appliances including eye level oven, microwave, gas hob with extractor fan, dishwasher and washing machine.

#### **First Floor Landing**

Carpet, stairs leading to the second floor and doors to;

#### **Bedroom Two**

12' x 9' 1" ( 3.66m x 2.77m )  
Front aspect double glazed window, radiator, carpet, built in double and single wardrobe.

#### **Bedroom Three**

11' 6" x 9' 1" ( 3.51m x 2.77m )  
Rear aspect double glazed window, radiator, carpet, built in double and single wardrobe.

#### **Bedroom Four**

9' 11" x 6' 8" ( 3.02m x 2.03m )  
Rear aspect double glazed window, radiator and carpet.





### **Bathroom**

Front aspect double glazed window, low level flush wc, wash hand basin with tiled splash back, p-shaped bath with glass shower screen and shower attachment, part tiled walls, eclectic heated towel rail and lino flooring.

### **Second Floor Landing**

Carpet, built in storage cupboard and door to;

### **Bedroom One**

11' 2" x 9' 6" ( 3.40m x 2.90m )

Dual aspect double glazed windows, two radiators, tv point, carpet, loft access, over the stairs storage cupboard and three double built in wardrobes. Door to;

### **En-Suite**

Rear aspect double glazed window, low level flush wc, wash hand basin with tiled splash back, shower cubicle with fully plumbed shower, part tiled walls, electric heated towel rail and lino flooring.

### **Outside**

To the side of the property is a brickweaved driveway providing off road parking for multiple vehicles and access to the single garage.

The rear garden is mainly laid to lawn, paved pathway leading to a patio and raised decking area making these both great spots to relax and dine in throughout the summer months, outside lighting, enclosed via fencing and gated access to the driveway.

### **Garage**

Up and over door, pitched roof and power.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas

### **Council Tax Band: C**



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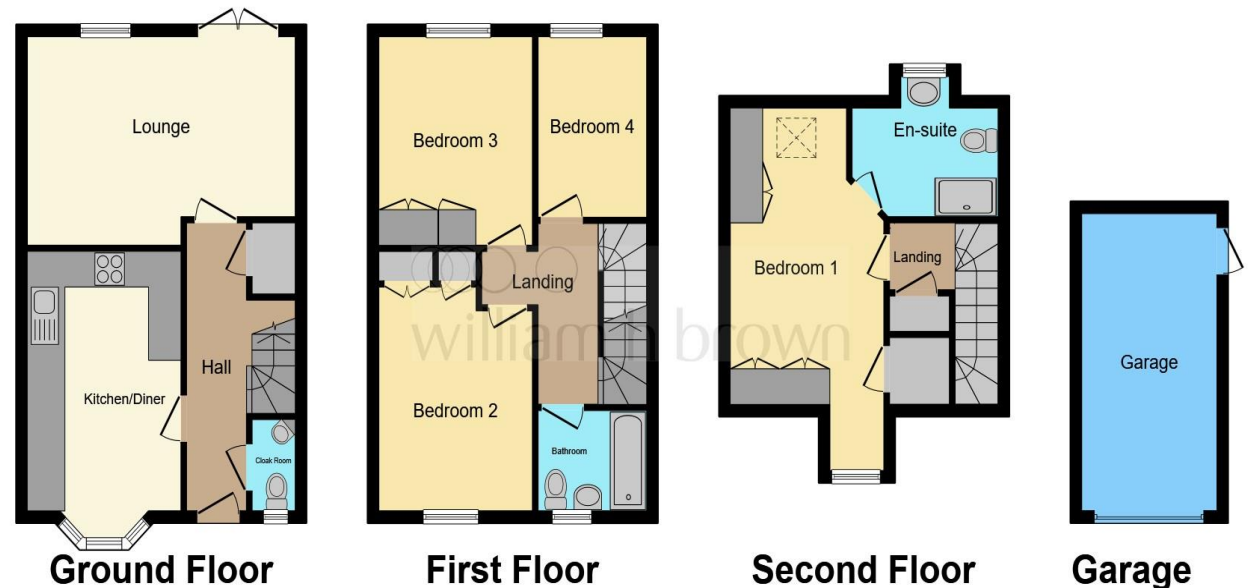
## Robin Avenue, Harleston

- Well Presented Semi-Detached Family Home
- Kitchen/ Diner With Integrated Appliances
- Master Bedroom With En-Suite And Fitted Wardrobes
- Three Further Bedrooms And Family Bathroom
- Brickweaved Driveway With Single Garage
- Enclosed Rear Garden With A Raised Decking Area
- Accommodation Split Over 3 Levels
- Situated Within Walking Distance To Amenities

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£325,000**



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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