



Pound Close, Harleston IP20 9HF

welcome to

Pound Close, Harleston

This detached house is situated in the lovely town of Harleston. This property has the offering of a self contained annex which has its own living space, bedroom and bathroom. Harleston is a lovely town that has lots to offer and with it being a short driving distance to Diss.

Entrance Hall

Spacious entrance hall with potential to be used as home office, storage cupboard housing tumble dryer, laminate flooring throughout, single radiator.

Lounge

18' 2" x 14' 5" into bay window (5.54m x 4.39m into bay window)
Carpet flooring throughout, window to front aspect of the property, two radiators offered also.

Dining Room

15' 5" x 8' 1" (4.70m x 2.46m)
Tiled flooring throughout, window to rear and side aspect of the property, radiator, french doors to the rear of the property leading to the rear garden.

Kitchen

10' 11" x 9' 2" (3.33m x 2.79m)
Tiled flooring throughout with tiled splash back behind all worktops, wall mounted storage cupboard with base storage cupboard, easy access to the boiler, radiator, electric cooker with an extractor fan directly above, built in sink, integrated fridge freezer, washing machine and also an integrated dishwasher.

Bedroom 1

12' x 11' 5" into recess (3.66m x 3.48m into recess)
Carpet flooring throughout, access to the ensuite, storage built into the eaves of the property, window to rear aspect of the property, radiator.

En Suite

Tiled flooring, W/C, Radiator, shower cubical, hand wash basin.

Bedroom 2

11' 11" x 11' 5" into recess (3.63m x 3.48m into recess)

Carpet flooring, window to front aspect of the property, loft hatch access, built in storage within the eaves of the property.

Bedroom 3

16' 3" x 8' 6" into recess (4.95m x 2.59m into recess)
Window to rear aspect, radiator, carpet flooring throughout the room.

Bedroom 4

11' 11" x 7' (3.63m x 2.13m)
Carpet flooring throughout the room, radiator, window to front aspect of the property.

Bathroom

W/C, hand wash basin, bath tub, small storage cupboard, electric heated towel rail,

Annex

The annex has been converted from a garage which is still attached to the property. The annex offers 1 bedroom, 1 bathroom and a reception room and has full access to the rear garden.

Bedroom 1 - Annex

17' 11" x 8' 7" (5.46m x 2.62m)
Carpet flooring, radiator and a window to front aspect of the property.

Bathroom - Annex

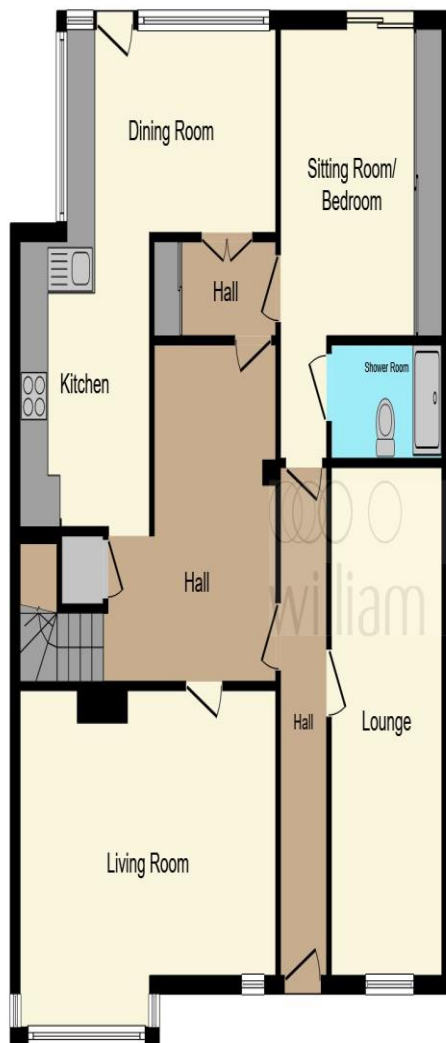
Walk in shower, hand wash basin, electric heated towel rail.

Lounge - Annex

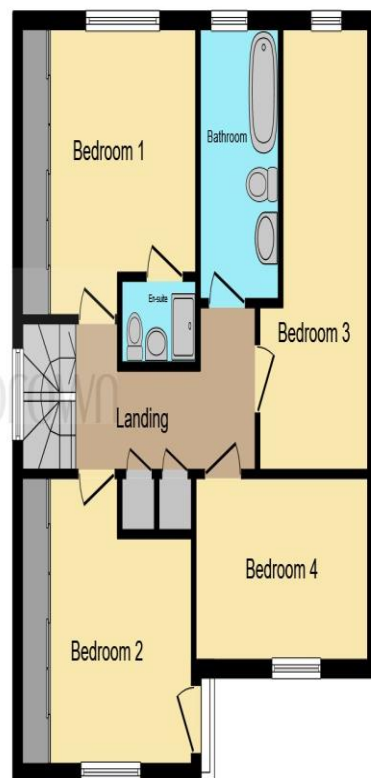
11' 9" x 9' 3" (3.58m x 2.82m)
Carpet flooring, sliding door to rear aspect of the property leading to the rear garden of the property.

Outside

Off road parking offered to the front of the property. The rear garden is offering a large patio area, fully turfed and with two sheds.



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



welcome to
Pound Close,
Harleston

- Detached House
- Situated In The Town Centre Of Harleston
- Offering Of A Annex
- Spacious Rear Garden
- Five Brilliantly Sized Bedrooms

Tenure: Freehold EPC Rating: E

offers over
£425,000



view this property online williamhbrown.co.uk/Property/DSS110814



Property Ref:
DSS110814 - 0004

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