



**High Road, Needham Harleston IP20 9LG**



**welcome to**

## **High Road, Needham Harleston**

This beautifully presented 4-bedroom single-story home in Needham offers spacious, modern living with a stunning open-plan lounge and dining area featuring a wood burner & kitchen with integrated appliances. Set within generous mature gardens, stunning views, ample driveway parking, double garage.

### **Entrance Hall**

Front door, laminate flooring.

### **Cloakroom**

Window to front aspect, w/c, wash hand basin, laminate flooring.

### **Lounge**

21' 9" x 13' 2" ( 6.63m x 4.01m )

Window to front aspect, wood burner, double doors to side, laminate flooring.

### **Dining Room**

11' 8" x 8' 8" ( 3.56m x 2.64m )

Window to rear aspect, double doors to side, laminate flooring.

### **Kitchen**

13' 4" x 8' 8" ( 4.06m x 2.64m )

Window to rear aspect, wall and base units, sink, built in oven, extractor fan, laminate flooring.

### **Utility Room**

5' 5" x 5' 8" ( 1.65m x 1.73m )

Space for white goods, laminate flooring.

### **Bedroom 1**

13' 4" x 9' 9" ( 4.06m x 2.97m )

Window to front and side aspect, built in wardrobes, carpet flooring.

### **Bedroom 2**

12' 5" x 9' 9" ( 3.78m x 2.97m )

Window to front aspect, carpet flooring.

### **Bedroom 3**

9' 8" x 12' 10" ( 2.95m x 3.91m )

Window to side and rear aspect, built in wardrobe, carpet flooring.

### **Bedroom 4**

9' 6" x 8' 8" ( 2.90m x 2.64m )

Window to rear aspect, built in wardrobe, carpet flooring.

### **Bathroom**

Window to rear aspect, w/c, wash hand basin, shower cubical, bath, laminate flooring.

### **Garden**

Decking area with wrap around wire mesh, generous mature gardens, vegetable patch, wood storage, garden shed, greenhouse, established shrubs, fruit trees and herbs, nature areas to explore.

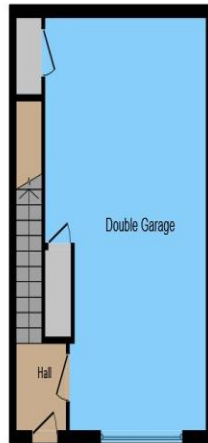
### **Double Garage**

16' 6" x 22' 11" ( 5.03m x 6.99m )

Roller door, power, lights, concrete flooring.

### **Parking**

Driveway with ample off road parking. Spiral staircase leading to front door.



**Lower Ground Floor**



**Ground 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)



**welcome to**  
**High Road,**  
**Needham Harleston**

- 4-bedroom single-story home
- Generous wrap around gardens with stunning views
- Ample driveway parking and Double garage
- Peaceful location
- Beautifully presented throughout

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£575,000**



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