



Fairfield House
13a Needham Road | Harleston | Norfolk | IP20 9JY

SPACIOUS FAMILY HOME



This beautifully designed six-bedroom home sits on a large plot on the edge of the ancient market town of Harleston.

The stunning property benefits from six large bedrooms, three ensuites, a sizeable family bathroom and a fantastic family kitchen.

Designed with the utmost attention to detail, this desirable family home is the embodiment of comfort, style and functionality all set within the heart of the stunning Norfolk countryside.



KEY FEATURES

- A Spacious Detached Executive Style Family Home, built to a High Specification by the Owner
- Six Bedrooms with Two En-Suites
- Fitted Kitchen with Island and Separate Utility Room
- Large Sitting Room with Bi-Fold Doors and Log Burner
- Separate Dining Room with Doors to Garden
- Study and Gym/Playroom
- Triple Garage and Parking for Several Cars
- Garden with Large Lawned Area, Patio, Summerhouse and Shed
- The Plot extends to nearly 0.50 of an acre (stms) with Rural Views
- The Accommodation extends to 4,590sq.ft
- Energy Rating: C

Designed and built by the current owners in 2013, this impressive, detached three storey home offers rural tranquillity and limitless versatility. Situated on the edge of the vibrant town of Harleston and overlooking the breathtaking Waveney Valley, this outstanding property is the perfect, low maintenance family home.

On Another Scale

Situated behind iron railings, and set deep within its large plot, the approach to this property provides your first clue to the scale of the home that awaits you. With parking for at least 10 vehicles, it is immediately clear that space is not in short supply in this wonderful home. Entering the property, you are welcomed by a large, bright hallway. Here, stairs ascend to the upper floors and the multiple rooms on the ground floor are conveniently accessed. To the far right-hand side of the hallway is a home office with front-facing window. This is set next to a tastefully decorated ground floor cloakroom. The large, bright sitting room has great proportions, high ceilings and boasts a lovely woodburning stove - not that you will ever need to light it! The efficient ground-sourced heating system keeps the property comfortably warm all year round with zonal, thermostatically controlled underfloor heating to the ground floor. Large bi-fold doors open from this room onto the attractive patio area.

Entertainers Delight

Adjoining the sitting room is a large, dining room. The room is bright and cheerful, with plenty of space for large dining furniture. A set of French doors lead from this room onto the patio - allowing dinner parties to spill effortlessly into the pretty garden on warmer evenings. Also accessible from the hall is a good-sized family kitchen which is well-appointed with a variety of attractive gloss units. The kitchen is bright and welcoming, courtesy of the double aspect windows and a run of high-quality granite worktops frames the periphery of the room and offers plenty of space for meal preparation.





KEY FEATURES

The kitchen benefits from a range of integral appliances, including an induction hob, microwave, dishwasher, double oven and Rangemaster fridge. A centre island with granite worktop and space for informal seating provides room to sit and chat as meals are prepared. Adjoining the kitchen is a useful utility room with space for a washing machine and tumble drier. From the hallway you will also find access to a further reception room. This room is currently used as a gym but can be re-purposed as a bedroom, snug, playroom or TV room. Internal access to the property's triple garage is via this room.

Calming Views

Four of the home's six bedrooms are located on the first floor. The beautiful master bedroom is particularly noteworthy as it features fitted wardrobes, an ensuite shower room and a lovely balcony which overlooks the pretty garden and countryside beyond. What a wonderful place to enjoy an indulgent breakfast on a sleepy Sunday morning! 'The views are so calming here - it's fabulous looking out onto the Waveney Valley.' Bordering the master bedroom is a further double bedroom - also with ensuite. This bedroom also enjoys countryside views to the rear of the property. Further along the landing is an extensive bedroom which has been built above the triple garage. This room is particularly adaptable and has been used by the current owners' teenage daughter to create a bedroom with sitting room area and separate dressing room. 'This home has afforded our children their own space. The room over the garage is perfect for older children and the rooms on the upper floor have also allowed our children to have a degree of independence.' A further front-facing double bedroom and large family bathroom are also to be found on this floor. The family bathroom is generously proportioned with a separate shower and large bath. A fun feature of this room is the bathroom TV situated above the bathtub. Where better to enjoy your favourite TV shows while you soak? Built-in cabinets provide lots of storage for your bathroom essentials. On the second floor you will find two further double bedrooms and an ensuite cloakroom. Both bedrooms benefit from large balcony windows, allowing you to savour the picturesque views of the countryside.

The Outside

The large garden is a wonderful feature of this home. An expansive patio meets you as you step out of the back door and provides a private setting for outside dining. Steps lead from here into the main garden, where mature shrubs and hedges fringe the extensive lawn. A shed and useful garden room provide storage for your furniture and garden equipment and a greenhouse at the bottom of the garden will prove useful to gardening enthusiasts. The property enjoys a large triple garage, accessible from the front of the property which again affords flexibility for either conversion (subject to planning) or workshop space.

































INFORMATION



On The Doorstep

The property is a 10-minute walk from the centre of Harleston which is served by an array of independent shops, eateries, a primary school, high school, selection of supermarkets and other amenities. The town also hosts a market every Wednesday which has been running since 1259. Harleston is well placed for visiting the Norfolk Broads, the Norfolk coast, and the historic city of Norwich. There are many local walks, nearby fishing lakes and local footpaths to explore for the outdoor enthusiast.

How Far Is It To

The popular market town of Diss is located approximately 9 miles away and provides regular, direct train services into London in only 90 minutes. There is also a wide range of shops, cafes, bars and restaurants as well as supermarkets, garages and schooling all the way through. In the centre of Diss you will find the mere which you can take a stroll around or sit in one of the pubs and look over it and watch the world go by. Diss has many old and historic buildings as well as a weekly market and a monthly farmers market. The vibrant cathedral city of Norwich is approximately 20 miles to the north on the A140. Norwich has two shopping centres, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

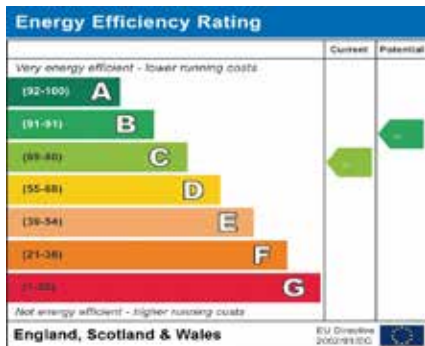
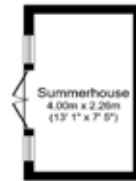
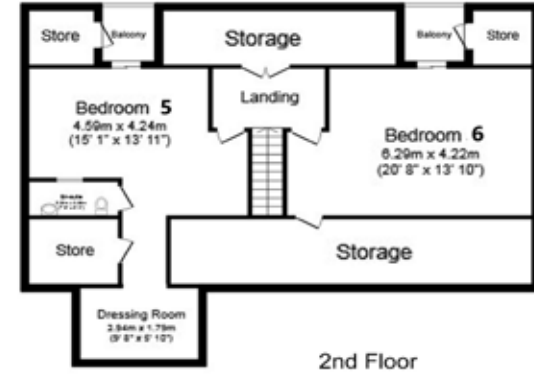
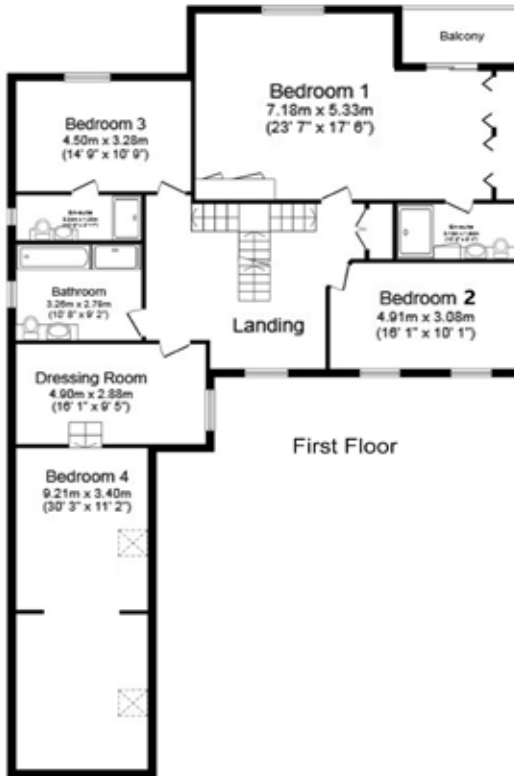
Directions

From Diss along the A143 turn left at roundabout signposted Harleston. Continue up the hill and the property is the third house on the right hand side.

Services, District Council and Tenure

Ground Source Heat Pump, Mains Water, Mains Drainage, Solar Panels
South Norfolk District Council – Band F
Freehold

Property - DIS4412
 Approx. Internal Floor Area - 4590 Sq ft / 426.4 Sqm
 Approx. Internal Floor Area of Summer House & Shed - 186 Sq ft / 17.3 Sqm



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