



Harleston Road, Rushall - IP21 4RT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Harleston Road

Rushall, Diss

This detached property spans OVER 2700 SQ FT (stms) and is the perfect ESCAPE to the COUNTRY. Offering approximately 1/4 ACRE (stms) PRIVATE PLOT with ELECTRIC GATED ACCESS, this is a tranquil setting with COUNTRYSIDE WALKS in abundance. The accommodation is VERSATILE in its use and set up with THREE SIZEABLE reception rooms and FOUR DOUBLE BEDROOMS in its original configuration however set up differently by the current owners. The true hub of the family home comes to the rear in the form of a 23' OPEN KITCHEN/DINING ROOM with UTILITY ROOM to the side backing onto the PRIVATE and ENCLOSED REAR GARDEN. One of the bedrooms on the ground floor offers an EN-SUITE and WALK IN WARDROBE with a further three bedrooms on the first floor with a SECOND EN-SUITE and wardrobe set up with the other two bedrooms enjoying use of a FOUR PIECE FAMILY BATHROOM SUITE and GROUND FLOOR WC. Externally, the rear garden wraps around the home from every corner, being FULLY ENCLOSED it offers a haven during the summer months with access to a DETACHED DOUBLE GARAGE also.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Versatile Chalet Style Home With Field Views
- Over 2700 Sq ft of Immaculate & Recently Redecorated Accommodation (stms)
- Approx. 1/4 Acre Plot (stms)
- Flexible Rooms & Spaces
- Sitting Room, Dining Room & Kitchen/Breakfast Room
- Four Double Bedrooms with Two En suite
- Double Garage & Workshop
- Wrap Around Gardens

Rushall is a small rural village with a good pub - The Half Moon, that is 0.7 miles away from the property and so easily walkable. The village also has a farm shop and the parish church of St Mary's. There is the delightful St Clements Common which offers three acres of open grassland. Harleston is only 2 miles to the south, offering good local amenities including shops, banks, post office, supermarkets, a high school and access to the A143. The market town of Diss offers an excellent range of shops, supermarkets, schools and health facilities. There are leisure facilities within the area and there is a mainline railway station with regular intercity connections to London (Liverpool Street) and Norwich.

SETTING THE SCENE

The property is set back on the street opposite open rolling fields with mature shrubbery creating an incredibly private frontage. An electric sliding gate creates both security and privacy at the front of the home with a large sweeping shingle driveway giving parking for multiple vehicles. A lawn frontage sits to the left and right hand side with further timber storage whilst a five bar swing gate allows access into the rear garden.



To the right of the home a detached double garage with electric roller door to the front can be found with access to the property coming to the left hand side of this.

THE GRAND TOUR

Stepping inside, the first space to greet you is a feature entrance hallway with gallery style stairs dominating the landscape. All spaces within the property have been fully redecorated by the current owners with new lead carpets and flooring throughout giving a bright and airy feel which you immediately notice as you enter through the front door. From this lobby all living spaces within the home can be accessed as well as a handy two piece WC sat behind these stairs complete with a part tile surround, low level radiator and vanity storage. To the left as you enter is a versatile space formerly used as a bedroom however currently changed to a reception room by the current owners where a bay fronted window allows natural light to flood the space. Due to its previous configuration and build, space remains for a walk in wardrobe and ensuite shower room with an open carpeted flooring suited to either a large double bed with a multitude of soft furnishings or for its current setup and function as a reception room. Sat just behind this is the principal sitting room - the impressively sized 22' space overlooks the rear garden with a double rear facing aspect. The large conventional size of this room is conducive to a potential choice of layout of soft furnishings with a cast iron wood burner with tiles inside and hearth fire ideal for those cosier winter evenings.

On the adjacent side of the property to the front of the home, a further reception room can be utilized for many different purposes again with a bay frontage, the space remains incredibly well lit at any point of the day where the current owners have used this as a home office and family room setup with a potential choice of uses depending on a buyer's needs. The final living space within the home again sits towards the rear and becomes potentially the real hub of a busy family home in the form of an open plan kitchen and dining room. The space has been laid with all hardwearing wooden effect flooring and opens up around a central peninsula with breakfast bar seating space and a wide array of storage. The flooring opens up to the right of this in front of a set of uPVC double glazed French doors leaving more than enough room for a dining table with the rest of the kitchen stretching out on the opposite side of the room, a wide array of wall and base mounted cabinetry provide ample storage with dual eye level ovens, hob and a fridge all built in within the main space. Just off to the side, a handy rear lobby has been used as a utility room with plumbing for further white goods and a secondary glass panelled exit door taking onto the rear garden patio.

The first floor landing splits in each direction to take you into each of the three bedrooms on this floor with a four piece family bathroom suites found in between, each with part vaulted ceilings, a walk in shower cubicle and oversized bath with vanity storage and tall heated towel rail. Turning to your right, two further double bedrooms can be found, again with part vaulted ceilings however due to their size each room is more than large enough to be used as double bedroom with further storage. The main bedroom suite comes on the adjacent side of the home to this, much like the remainder of the space that's within the home, this is a generously sized bedroom with a wide array of built in storage with the addition of a walk in wardrobe space. The bedroom also benefits from an en-suite shower room complete with corner shower unit and a fully tiled surround.

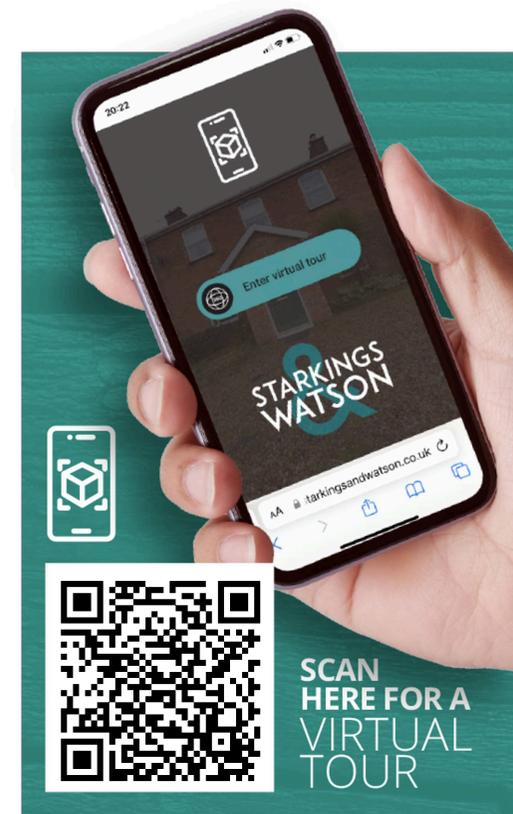
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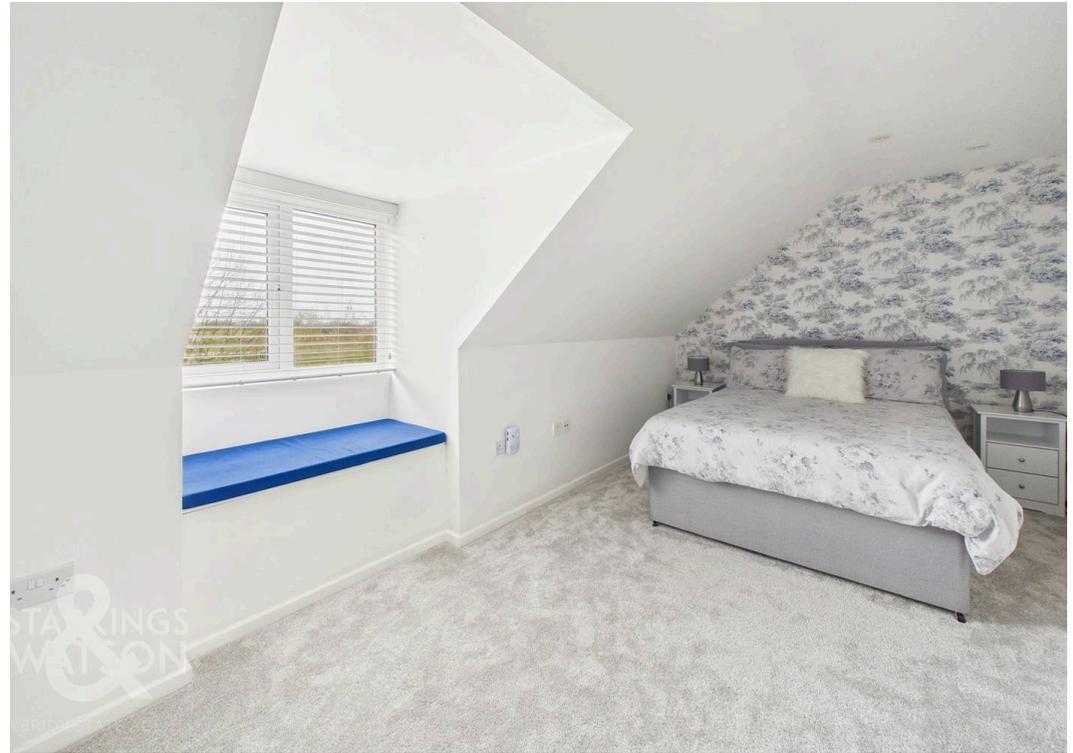
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing and mature shrubbery which both add vibrancy and privacy to the outside space while a tall tree lined backing adds to this aspect of the home with colourful planting beds also dotted throughout the garden. A lengthy patio stretches the width of the home at the very rear and links towards the garage where a further brick weave space is accessed through the five bar gate. Nestled within a quiet spot towards the rear of the garden is a flagstone patio ideal for sitting and enjoying the warmer months with glass greenhouse located in the very top corner of the garden.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

2911 ft²
270.5 m²

Reduced headroom

125 ft²
11.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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