



**Skinner's Lane, Starston HARLESTON IP20 9PX**

 william  
h brown

**welcome to**

## **Skinnlers Lane, Starston HARLESTON**

A well-presented three-bedroom semi-detached home in a sought-after part of Harleston, offering a spacious lounge, dining room with garden access, functional kitchen, utility, and downstairs W/C. Outside boasts a large rear garden with decking and field views, plus a generous shingle driveway.

### **Entrance Hall**

Front door, radiator, tiled flooring.

### **Cloakroom**

Window to front aspect, W/C, wash basin, tiled flooring.

### **Lounge**

15' 7" Into Recess x 11' 6" Into recess ( 4.75m Into Recess x 3.51m Into recess )  
Window to front aspect, radiator, tiled flooring.

### **Dining Room**

15' 6" x 9' 2" ( 4.72m x 2.79m )  
Radiator, sliding door to rear, laminate flooring.

### **Kitchen**

9' 10" x 12' 9" Into recess ( 3.00m x 3.89m Into recess )  
Window to side aspect, wall and base units, built in sink, radiator, spotlights, gas hob.

### **Utility Room**

9' 7" x 9' 9" ( 2.92m x 2.97m )  
Window to side aspect, wall and base units, boiler, radiator, built in sink.

### **Landing**

Window to front aspect, loft hatch, carpet flooring.

### **Bedroom 1**

12' 10" Into recess x 12' 7" ( 3.91m Into recess x 3.84m )  
Window to rear and side aspect, shower cubical, radiator, carpet flooring.

### **Bedroom 2**

11' 10" x 9' 1" ( 3.61m x 2.77m )  
Window to rear aspect, radiator, carpet flooring.

### **Bedroom 3**

7' 8" x 8' 11" ( 2.34m x 2.72m )  
Window to front aspect, radiator, laminate flooring.

### **Bathroom**

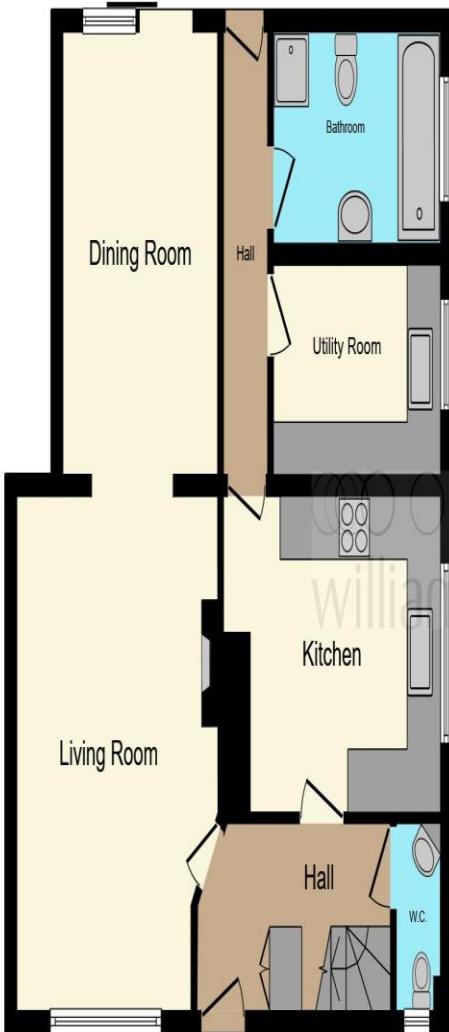
Window to side aspect, W/C, bath tub, shower cubical, electric towel rail, tiled flooring.

### **Rear Garden**

Field views, decking, shingle path, field views, turfed, garden shed.

### **Parking**

Off road parking, shingle driveway.



**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](http://www.focalagent.com)



welcome to  
**Skinner's Lane,**  
**Starston HARLESTON**

- Three-bedroom semi-detached home
- Generous garden with Field views
- Kitchen with separate utility room
- Downstairs cloakroom and modern family bathroom
- Sought-after location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£300,000**



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**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**williamhbrown.co.uk**