

Doune Way, Harleston IP20 9QB

Offers in the Region of

£300,000

Whittley Parish

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

- No onward chain
- Parking in the form of a private driveway and integral garage
- Immaculately presented townhouse situated in a cul-de-sac location within catchment area of sought after local schools
- Modern open plan fitted kitchen with integrated appliances
- Four double bedrooms with the principle benefitting from en-suite
- Landscaped private rear garden
- Over 1,350 sq ft of versatile living accommodation
- Perfect for family living

Set close to the heart of Harleston, this property enjoys a convenient position in one of the Waveney Valley's most characterful market towns. The town has a strong selection of independent shops, a doctor's surgery, post office, pharmacy, delicatessen and several coffee shops, and a popular Wednesday market with free parking. Local schooling is well regarded, both in Harleston itself and in nearby Stradbroke and Bungay. For commuters, Diss is only a 15-minute drive away and has direct trains to London Liverpool Street.

Built in 2009 by Hopkins Homes, this well-presented home sits on the edge of Harleston and comes with no onward chain. It also benefits from a refurbished kitchen.

The ground floor begins with a generous entrance hall with plenty of built-in storage. Off it you'll find a cloakroom with WC and internal access to the garage. The utility room has space and plumbing for a washing machine and tumble dryer, a sink with an oak worktop, and the gas boiler. A bright double bedroom, which would work equally well as a study, looks out over the rear garden.

Upstairs, the first floor is home to the kitchen/dining room, with sash windows and room for a dining table. The Howdens shaker-style kitchen was fitted in 2019 and has solid oak worktops and integrated Bosch appliances. Moduleo Impress Mountain Oak luxury vinyl flooring was added in 2022. Double doors open to the sitting room, which looks across the green and has bespoke built-in shelving and a coal-effect gas fire. The second floor has the principal bedroom, with built-in wardrobes and an en-suite shower room, plus two further bedrooms served by the family bathroom.













The driveway provides off-road parking for two vehicles with an integral garage which has power and lighting. The enclosed rear garden is attractively landscaped, with a circular lawn, wildflower borders, climbing roses and an extended patio. A wisteria-covered pergola makes a lovely spot for dining outdoors.

AGENTS NOTE: Side access on end terrace property for the rear garden.

ENTRANCE HALL:

WC: - 1.02m x 1.98m (3'4" x 6'6")

BEDROOM: - 2.95m x 3.43m (9'8" x 11'3")

UTILITY: - 2.03m x 2.03m (6'8" x 6'8")

GARAGE: - 2.77m x 5.08m (9'1" x 16'8")

FIRST FLOOR LEVEL - LANDING:

LIVING ROOM: - 4.88m x 4.72m (16'0" x 15'6")

KITCHEN: - 5.13m x 4.55m (16'10" x 14'11")

SECOND FLOOR LEVEL - LANDING:

BEDROOM: - 4.42m x 2.87m (14'6" x 9'5")

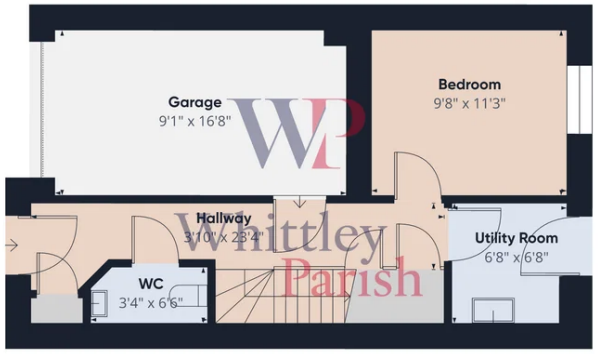
EN-SUITE: - 1.88m x 1.70m (6'2" x 5'7")

BEDROOM: - 2.92m x 3.05m (9'7" x 10'0")

BEDROOM: - 2.11m x 3.10m (6'11" x 10'2")

BATHROOM: - 2.69m x 2.34m (8'10" x 7'8")

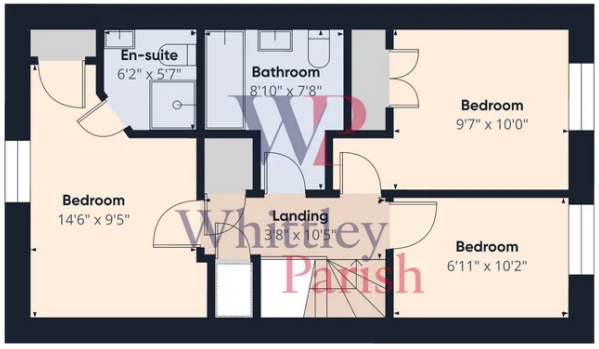
SERVICES:
Drainage - mains
Heating - gas
EPC Rating C
Council Tax Band D
Tenure - freehold



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1397 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360







Viewing Arrangements

Strictly by Appointment
sales@whittleyparish.com
01379 640808

Zoopla.co.uk The Property Ombudsman OnTheMarket.com rightmove arla propertymark PROTECTED naea propertymark PROTECTED

www.whittleyparish.com