Briar Road, Harleston - IP20 9DU

STARKINGS & WATSON

HYBRID ESTATE AGENTS

Briar Road

Harleston

Located in a secluded position away from the road, this SEMI-DETACHED BUNGALOW offers a tranquil retreat away from the hustle and bustle. Situated on a SUBSTANTIAL PLOT, this charming residence is ready to be moved straight into! Upon entering, you are greeted by a warm and inviting bay fronted sitting room overlooking the garden as well as an entrance lobby, perfect for relaxing or entertaining guests. The spacious kitchen boasts a utility area to the side as well as a side door the garden for added convenience. The property features two generously proportioned double bedrooms, providing ample space for both relaxation. The well-appointed bathroom is equipped with a comfortable bath and shower over, catering to all your needs. The bungalow offers modern electric panels heaters for heating as well as double glazing. There is also new carpeting and a fresh coat of paint throughout, exuding a sense of renewed vibrancy. The large gardens surrounding the property provide a serene backdrop, offering a haven for keen gardeners or those wanting some peace and quiet.

Council Tax band: A
Tenure: Freehold
EPC Energy Efficiency Rating: E

- Semi-Detached Bungalow
- Tucked Away Private Location
- Large Plot With Ample Gardens
- Two Double Bedrooms
- Bay Fronted Sitting Room
- Kitchen & Utility Area
- Bathroom With Bath and Shower Over
- Newly Carpeted & Decorated

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

SETTING THE SCENE
Approached via Briar Road, the bungalow is found tucked away down a footpath away from the road providing privacy. There is a gate leading into the gardens to the side with a path leading to both the side door and the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is an entrance lobby which in turn leads into the main reception room. The sitting room provides a bay window to the front as well as a storage cupboard. The sitting room leads into the kitchen to the rear of the bungalow with a useful utility room to the side. The utility provides space for white goods, coats and shoes as well as a door to the outside. The kitchen features a range of wall and base level units with a free standing oven and hob as well as space for all other white goods. The kitchen leads through to the hallway which provides access to both bedrooms and the bathroom. The bedrooms are both of a decent size with one to the front and one to the rear. The bathroom is neutral offering a w/c, hand wash basin and bath with shower over.

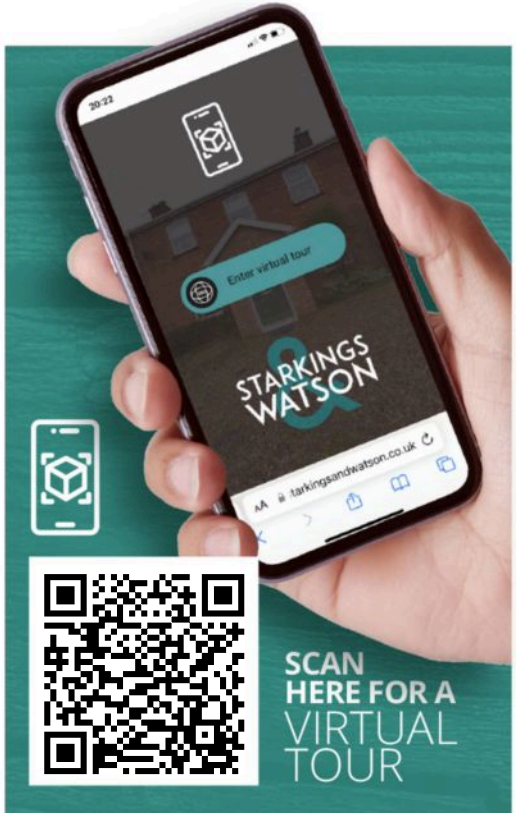
FIND US

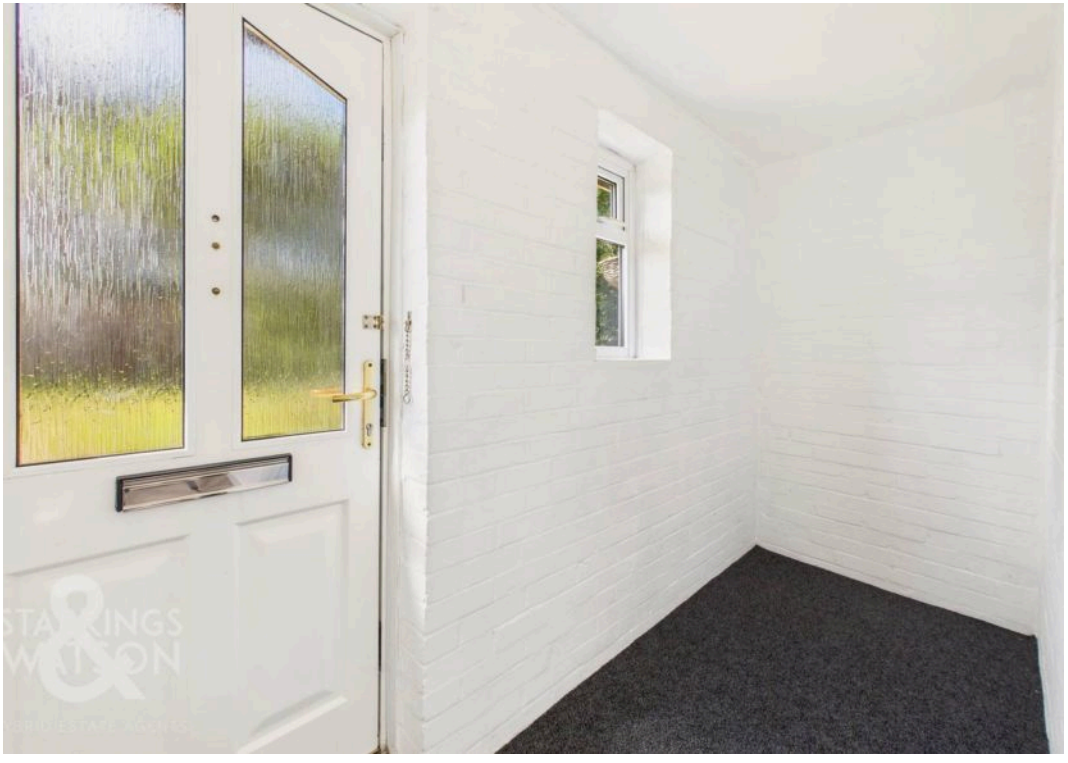
Postcode : IP20 9DU

What3Words : ///continues.frame.lightens

VIRTUAL TOUR

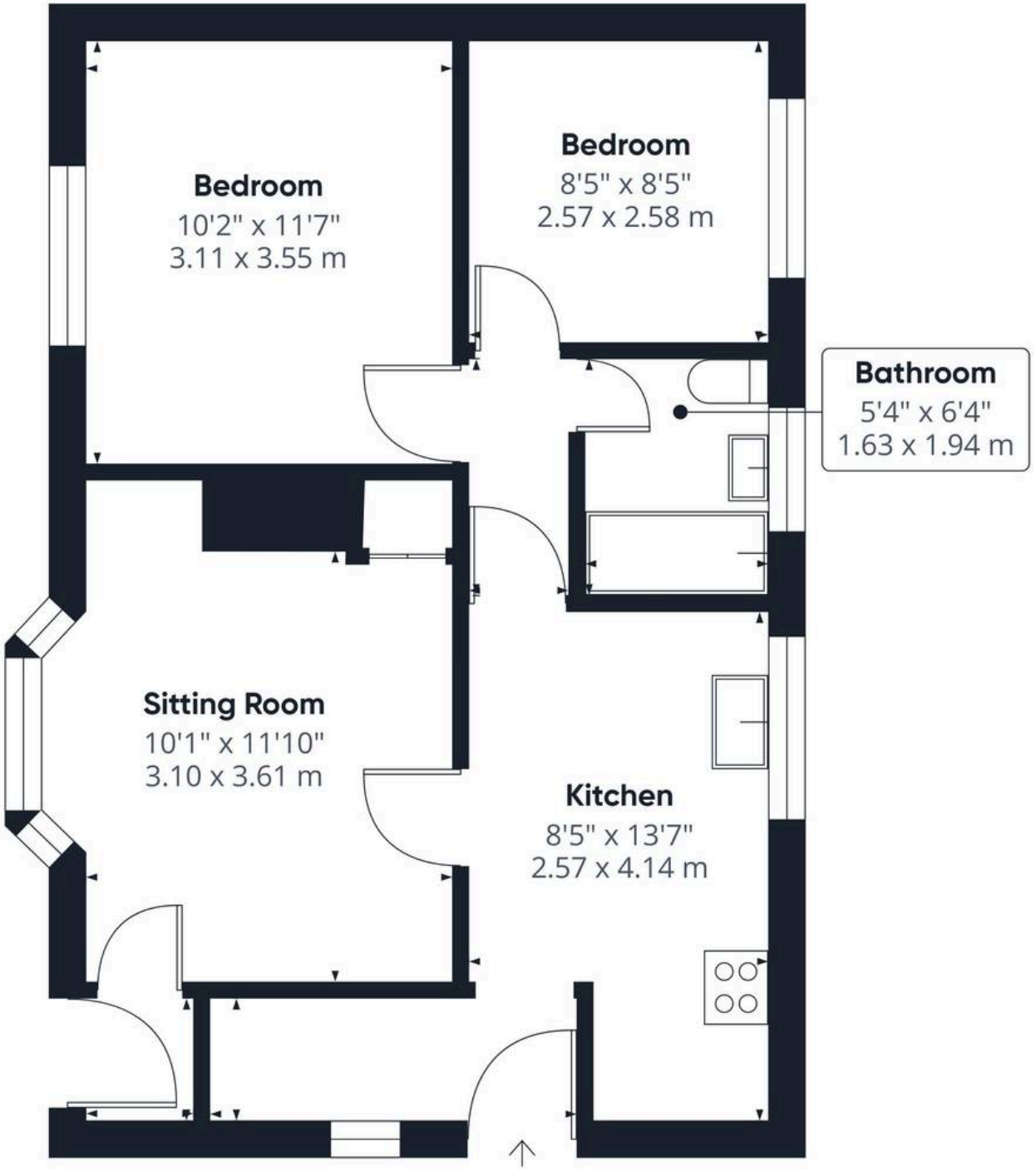
View our virtual tour for a full 360 degree of the interior of the property.





THE GREAT OUTDOORS

The generous gardens surround the bungalow to front, side and rear. The gardens are mostly laid to lawn on all sides with a large paved patio to the front ideal for outside dining. There is a pathway to the gate providing pedestrian access from Briar road. There is also a range of mature hedging and trees providing privacy.



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Approximate total area(1)

538 ft²

50 m²

(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

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