



Hardwick Road, Starston - IP20 9PJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Hardwick Road

Starston, Harleston

EXTENDED and FULLY MODERNISED, this impressive DETACHED BUNGALOW showcases a comprehensive renovation, including RE-ROOFING, UPDATED ELECTRICS, and NEW PLUMBING, ensuring a move-in ready home with contemporary comfort. Set within an APPROXIMATELY 0.89 ACRE PLOT (stms) and offering PANORAMIC FIELD VIEWS, the main property provides around 1293 SQ. FT (stms) of well-designed living space. The heart of the home is a STUNNING OPEN PLAN LAYOUT, seamlessly integrating a 19' SITTING ROOM and a 15' KITCHEN, perfect for family gatherings and entertaining. The welcoming hall entrance features a practical W.C and a separate UTILITY ROOM for added convenience. THREE well-proportioned BEDROOMS are complemented by an EN SUITE to the principal bedroom and a stylish FAMILY BATHROOM, catering to modern family needs. With over 980 SQ. FT (stms) of OUTBUILDINGS, storage solutions are abundant, ensuring space for hobbies, vehicles, or workshop requirements. THE GREAT OUTDOORS truly sets this property apart.



French doors from the sitting room open onto a generous patio seating area, providing an idyllic spot to relax and enjoy the beautifully landscaped gardens. The formal gardens are enclosed by POST AND RAIL FENCING, with mature PLANTED BORDERS and a GREENHOUSE for keen gardeners. A covered patio area and access to the original WELL adds unique charm, while the driveway offers ample parking and is open plan to the outbuildings.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Extended & Fully Modernised Detached Bungalow
- Extensive Renovation including Re-Roofing, Electrics & Plumbing
- Approx. 0.89 Acre Plot (stms) with Panoramic Field Views
- Approx. 1293 Sq. ft (stms) within the Main Property
- Over 980 Sq. ft (stms) of Outbuildings for Storage
- Stunning Open Plan Layout Incorporating a 19' Sitting Room & 15' Kitchen
- Hall Entrance including a W.C & Utility Room
- Three Bedrooms with an En Suite & Family Bathroom



Starston is small rural village well located only a few miles from 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 double gates, a shingle driveway offers ample off road parking and turning space, with a timber five bar gate leading to the main rear garden and a covered parking area leading in front of the garage. The front gardens offer a wealth of mature hedging and shrubbery, with a lawned garden wrapping around the property with a paved pathway taking you to the main entrance.

THE GRAND TOUR

Stepping inside, the porch entrance offers wood effect flooring underfoot and a door taking you to the main inner hall. Continuing with wood effect flooring, doors lead off to the bedroom and living accommodation. Double doors create a grand entrance to the formal sitting room, with triple aspect views across the gardens, including French doors leading out to the rear patio. Wood effect flooring flows underfoot with underfloor heating, and ample space for soft furnishings and a dining table. The kitchen is fully open plan and offers a bespoke high specification finish with a central island and breakfast bar, tiled splash-backs and integrated cooking appliances including an inset electric ceramic hob with extractor fan, and built-in twin eye level electric ovens. The kitchen also includes an integrated fridge freezer and plumbing for a dishwasher, with ample storage space and fantastic garden views. Within the hall, a door leads off to the ideal guest W.C, with a two piece suite including storage under the hand-wash basin and tiled splash-backs. The main family bathroom sits adjacent, with a three piece suite including a panelled bath with mixer shower tap and glazed

shower screen, while storage can be found under the hand wash basin, with tiled walls and a heated towel rail. The utility room offers further storage with space for laundry appliances including a tumble dryer and washing machine, with a ceramic butler style sink and tiled splash-backs, stable door to side and floor standing oil fired central heating boiler. The three remaining bedrooms are all finished with fitted carpet and uPVC double glazing, with the second bedroom including a built-in wardrobe, and main bedroom including a range of wardrobes with sliding doors. A private ensuite is accessed from the main bedroom, with a white three piece suite including storage under the hand-wash basin, with a walk-in double shower cubicle - finished with aqua-board splash-backs and a thermostatically controlled twin head rainfall shower.

FIND US

Postcode : IP20 9PJ

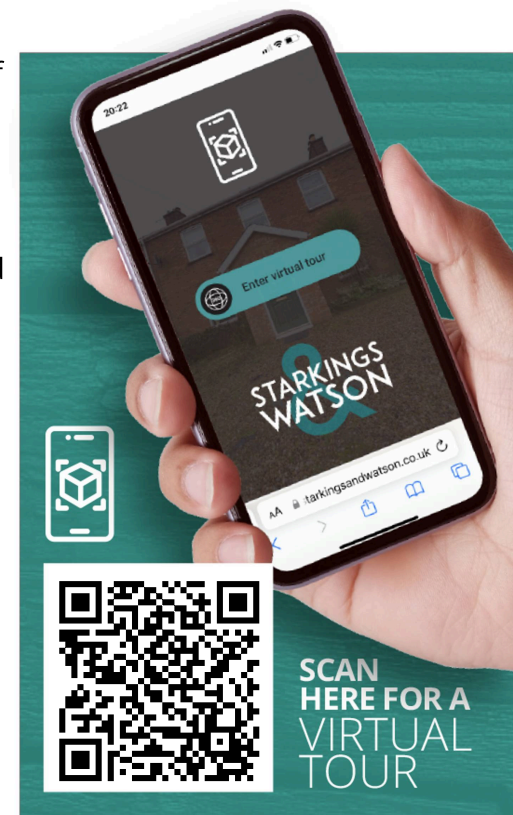
What3Words : ///cares.merchant.mainly

VIRTUAL TOUR

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

AGENTS NOTES

The property uses a sewerage treatment plant for drainage, with a water well located next to the bungalow. Provisions are in place for an EV car charger, whilst a water softener is installed.

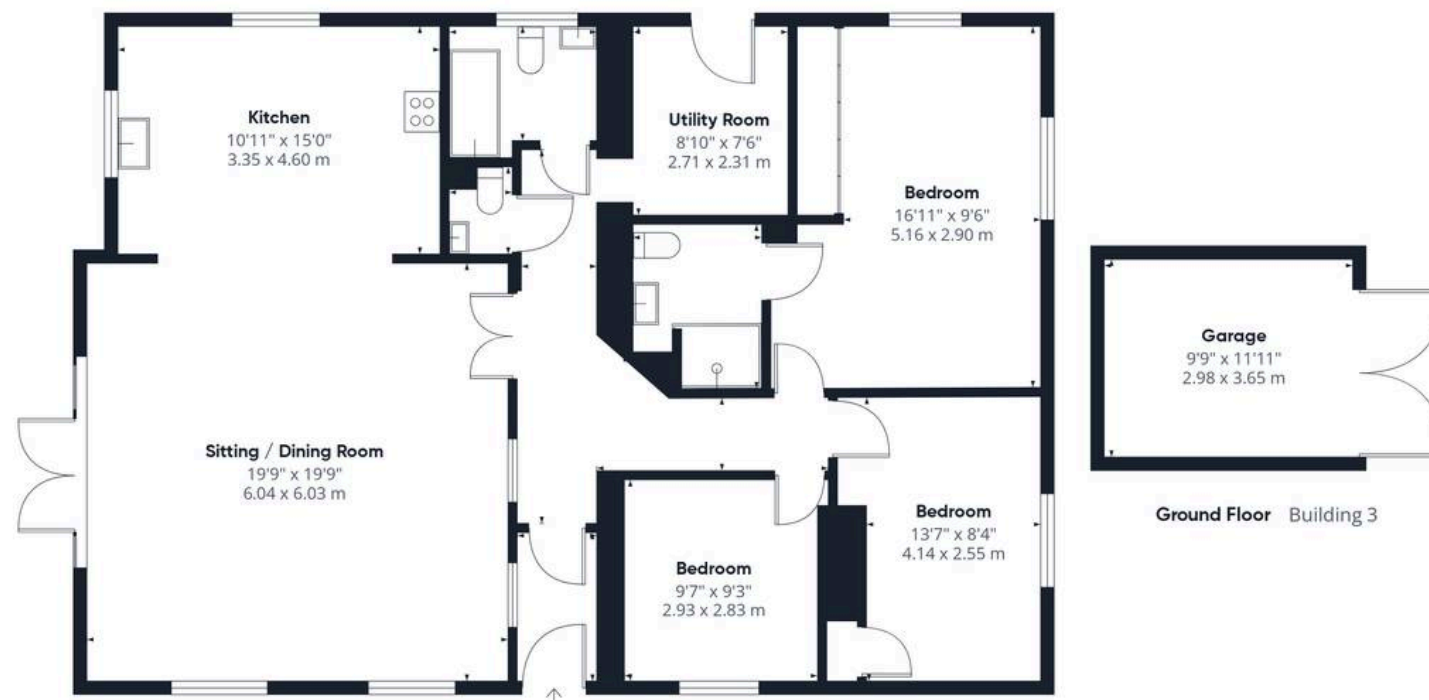






THE GREAT OUTDOORS

Stepping outside from the sitting room French doors, a patio seating area is the perfect space to enjoy the gardens beyond. The formal gardens sit within a post and rail fence, with planted borders along with a greenhouse. Access leads to the various outbuildings to the side of the property, which incorporates a covered patio seating area and access to the Well, which is open plan to the driveway. With a garage and workshop adjacent, including a covered parking area in front, outside water and power supplies can be found. Heading up the garden, a large open plan lawned space can be found with timber five bar gates leading to the driveway and beyond. A vast array of planting has been introduced with various trees lining the post and rail boundary creating a fantastic setting to enjoy the countryside views beyond. A garage building and workshop can be found providing further storage with power and lighting installed.



Approximate total area⁽¹⁾

2281 ft²
212 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.