



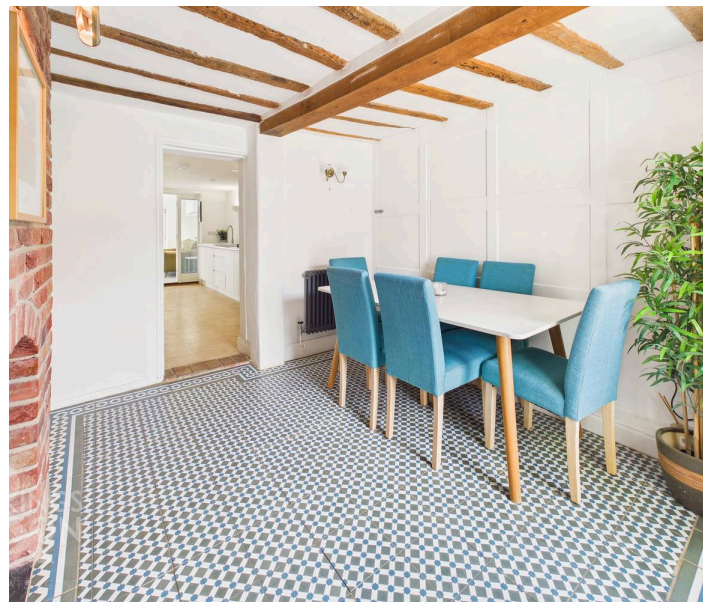
Candlers Lane, Harleston - IP20 9JA



Candlers Lane

Harleston

NO CHAIN. This CONSIDERABLY EXTENDED and GREATLY IMPROVED SEMI-DETACHED CHARACTER HOME offers an impressive 1277 SQ. FT (stms) of beautifully appointed living space, blending period charm with modern comfort. Step into a welcoming porch opening into an entrance hall that leads to FOUR VERSATILE RECEPTION ROOMS, including a 16' OPEN KITCHEN (perfect for family gatherings), a formal lounge, a dining area, and a RECENTLY ADDED GARDEN ROOM EXTENSION featuring striking ZINC ROOFING. The garden room is flooded with natural light from TWO SETS OF BI-FOLDING DOORS opening directly onto the garden, seamlessly connecting indoor and outdoor living. The ground floor benefits from UNDERFLOOR HEATING, laid beneath luxury Karndean flooring and an UPDATED WATER SYSTEM alongside GAS CENTRAL HEATING (circa 2023) and NEW BOILER (2021), ensuring year-round comfort. The property includes comprehensive sound insulation testing to ensure effectiveness of sound proofing and boasts FOUR BEDROOMS, including a SEPARATE ONE BEDROOM SELF-CONTAINED ANNEXE to the side ideal for guests, extended family, or home office use. The STUNNING MAIN BATHROOM SUITE, a FOUR PIECE EN-SUITE SHOWER ROOM, and a GROUND FLOOR SHOWER ROOM provide exceptional convenience and style, making this home perfectly suited for modern family life with a ground floor utility boasting fitted appliances also. The rear gardens are FULLY ENCLOSED



with new timber panel fencing with a tree lined aspect adding to the PRIVACY at the front of the home with a shingle DRIVEWAY to the front of the property giving OFF ROAD PARKING for multiple vehicles and option to extend.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Chain!
- Considerably Extended & Greatly Improved Semi-Detached Character Home Giving 1277 Sq. Ft (stms)
- Four Versatile Reception Rooms Including 16' Open Kitchen & Recently Added Garden Room Extension
- Four Bedrooms Including A Separate One Bedroom Self Contained Annex To The Side Of The Home
- Stunning Main Bathroom Suite, Four Piece En-Suite Shower Room Plus Ground Floor Shower Room
- Upgraded Water Pressure System, Double Glazed Sash Windows & Gas Central Heating Circa. 2023
- Fully Enclosed Private Rear Garden
- Shingle Driveway Giving Off Road Parking For Multiple Vehicles & Option to Extend

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

The property can be found set behind a low-level brick and flint wall, with a shingle driveway gently sloping up towards the main residence on the left-hand side. Access to the separate self-contained annex can be had to the left-hand side of the property, with rear garden access just beyond this.

THE GRAND TOUR

Stepping inside, a porch-style entrance is the first space to greet you, laid with all solid stone flooring creating the ideal space to slip off coats and shoes before heading into the remainder of the home. Within the property, four versatile reception rooms can be utilized in many different ways. To the left current a snug sitting room/5th bedroom and is laid with all carpeted flooring and features original touches such as exposed wooden beams, double glazed sash windows overlooking the front of the property, and an exposed red brick fireplace currently housing a wood-burning fire. Sat directly opposite this is a sociable dining room space laid with attractive tile flooring. This room too features exposed wooden beams and original style sash windows with a second red brick fireplace and built-in storage, all perfectly complemented by the fresh and neutral décor. Towards the rear of the property, a generously sized 16' kitchen emerges with a wide array of high-end base-level cabinetry with integrated appliances to include a four-ring gas burner hob, oven, with textured stone effect wall complemented with Soft tone downlighting. Through a set of glass panelled French doors, the family and garden room extension emerges, occupying a multi-facing aspect, allowing the space to bask in natural light, where two sets of bi-folding doors enable you to seamlessly blend both internal and external accommodations in summer months, while still maintaining a welcoming and cosy feel for the remainder of the year.

Stepping through the kitchen, a secondary lobby space takes you towards the stairs for the first floor, while one of many newly hung oak internal doors sits on a sliding frame to take you through to a ground floor shower room complete with corner shower unit and heated towel rail, with handy utility room sat just next door to this, featuring plumbing for white goods to include a dishwasher, washing machine, and tumble dryer, with an updated gas central heating boiler mounted on the external wall.

The first floor landing offers three well-proportioned double bedrooms, with the main bedroom within the property coming towards the very front, benefiting from large open carpeted floor space, built-in storage, and a stunning four piece ensuite shower room. Shower and bathroom, complete with walk-in shower unit and wall mounted towel rail. Two further double bedrooms sit towards the rear of the property, each of which boasting attractive décor with fitted storage, and each having use of the three piece family bathroom suite, complete with freestanding roll-top bath set with a backdrop of exposed brickwork and wooden beams adding character to this otherwise modern suite.

FIND US

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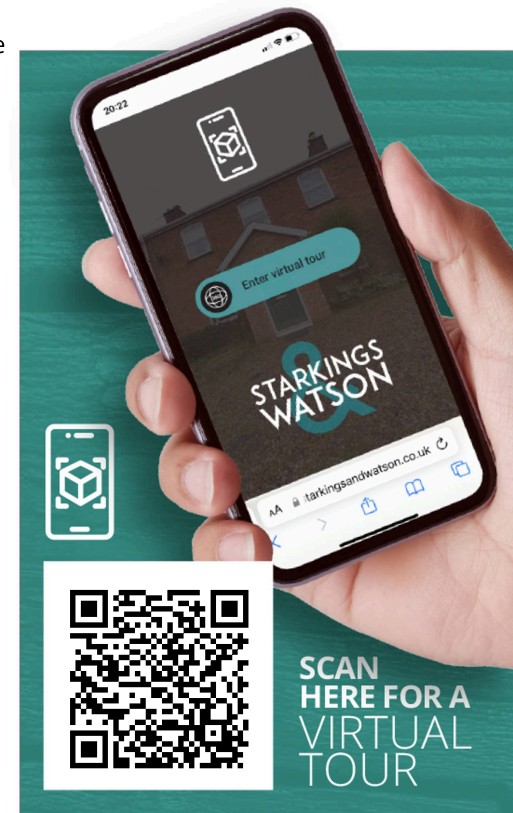
VIRTUAL TOUR

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

AGENTS NOTES

Please be aware to the side of the home is a separate self-contained annex unit, ideal for multi-generational living or to be used for holiday let purposes featuring a double bedroom/living space and shower room. At present, we do not hold images of this space due to it being occupied currently. the driveway has right of way and will be shared with the adjoining bungalow which has also undergone a recent high end refurbishment. For more information on either of these points, please speak to our sales team. Also, Fireplaces can be reinstated with gas or log burners subject to trades.

NOTE: The extension render will be finished and fence replaced back in August.



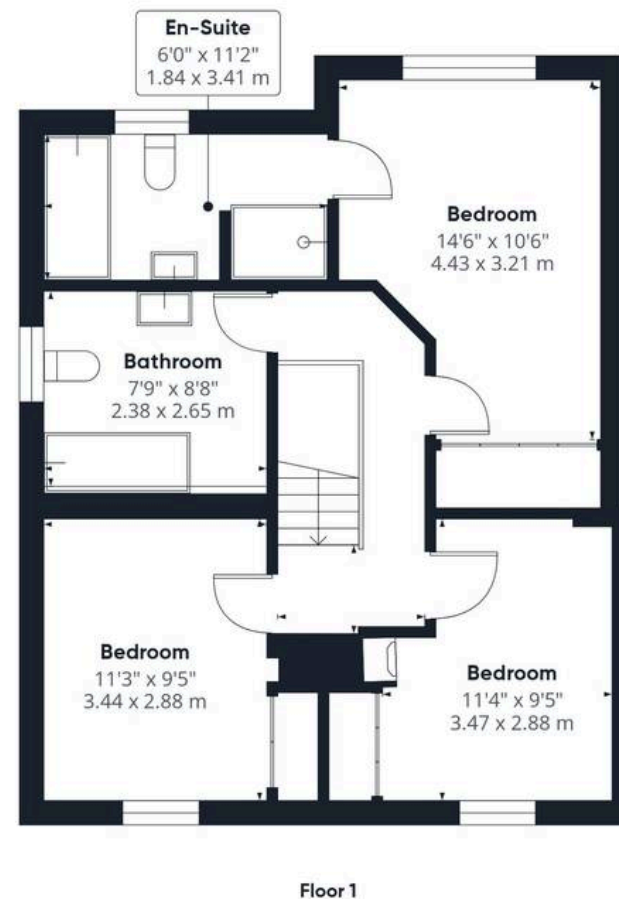
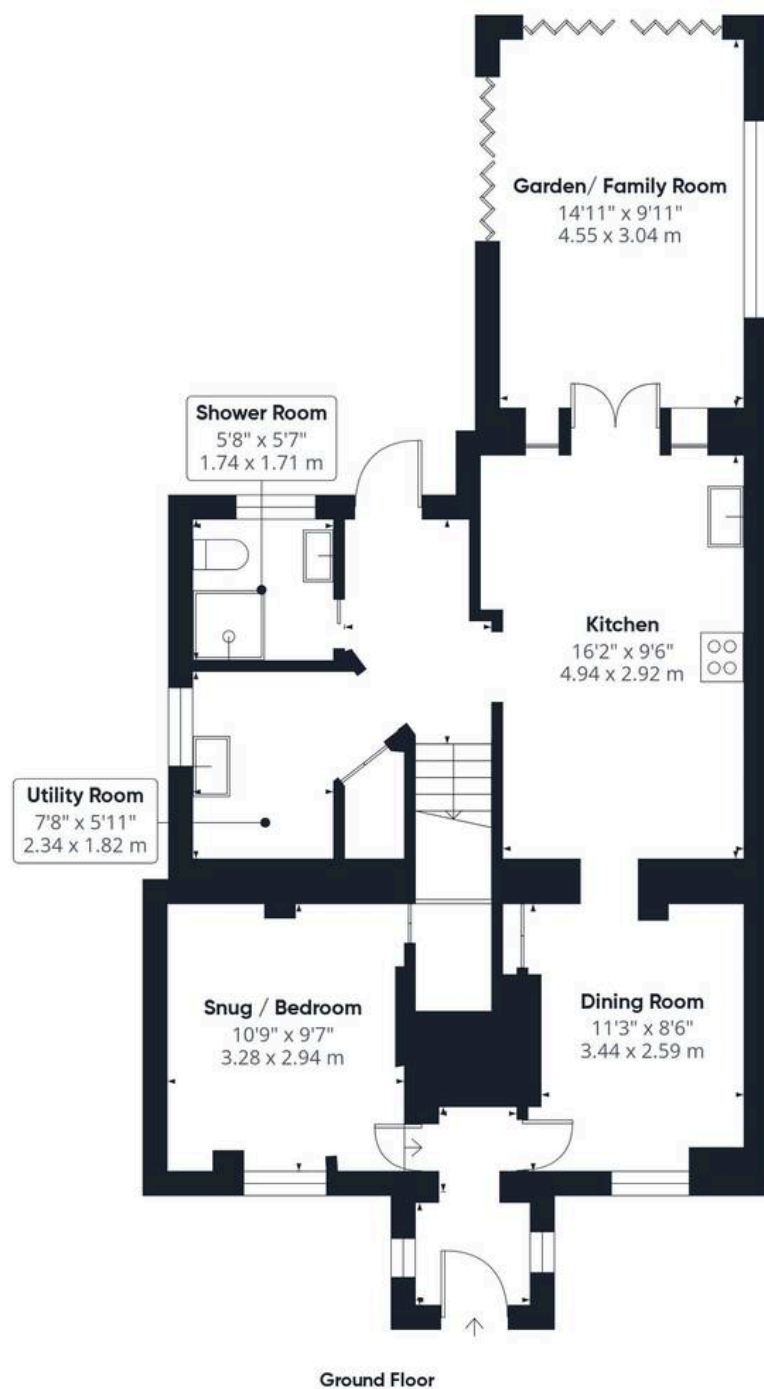




THE GREAT OUTDOORS

Externally, the rear gardens have been landscaped by the current owner to offer rejuvenated timber panel fencing keeping the space fully enclosed, raised patio seating area ideally positioned to make the most of the warmer months with a leafy canopy creating a private feel from every corner.





Approximate total area⁽¹⁾

1277 ft²

118.5 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.