



Jays Green, Harleston - IP20 9HQ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Jays Green

Harleston

Found within a discreet yet highly convenient TOWN CENTRE LOCATION, this BEAUTIFULLY RENOVATED PERIOD COTTAGE offers almost 1000 SQFT (stms) of thoughtfully designed living space, blending timeless character with modern comforts. Step through the welcoming porch entrance into the heart of the home being the STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM, featuring contemporary units, quality worktops, and ample space for informal dining as well as incorporating utility space and a walk in PANTRY CUPBOARD. The spacious SPACIOUS SITTING ROOM adjacent is complete with an original INGLENOK FIREPLACE housing a WOODBURNER (perfect for cosy evenings), which flows effortlessly into a SEPARATE DINING ROOM ideal for entertaining guests or family gatherings overlooking the garden. Upstairs, you will find TWO GENEROUS DOUBLE BEDROOMS (each offering excellent storage and peaceful outlooks), complemented by a WELL FINISHED FAMILY BATHROOM with stylish fittings and a luxurious feel.



The main bedroom is particularly spacious and could easily be split (if required) into two separate rooms. Throughout, the property boasts period charm, restored period details, and a light, airy atmosphere, creating a warm and inviting retreat just moments from local amenities, shops, and restaurants. With OFF ROAD PARKING to the side for added convenience and a layout that maximises space and versatility, this cottage is perfectly suited for professionals, downsizers, or anyone seeking a unique blend of character and comfort in the heart of town. There is also a LANDSCAPED side and front GARDEN providing plenty of private garden space for outside dining and entertaining.

Council Tax band: B  
Tenure: Freehold

- Beautifully Renovated Period Cottage
- Tucked Away Town Centre Location
- Almost 1000 SQFT Internally (stms)
- Stunning Open Plan Kitchen/Breakfast Room
- Sitting Room With Inglenook & Separate Dining Room
- Two Large Double Bedrooms & Well Finished Family Bathroom
- Landscaped, Private Gardens To Front & Side
- Off Road Parking



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 cottage is approached via a shingled pedestrian access from Jays Green leading to the main front door into a useful porch. To the other side you will find a gated access into the garden with a pathway to the back door which leads from the parking area to the side.

#### THE GRAND TOUR

Entering the cottage via the main entrance door to the front, there is a useful porch entrance providing space for coats and shoes. There is a door to the garden as well as a door into the kitchen/breakfast room which has been newly renovated and finished with style with good quality fitments. There is a range of wall and base level units with quartz worktops over as well as a large island/breakfast bar unit and Butler sink. Appliances include an electric oven, gas hob, fridge freezer, washer, dryer, wine cooler and dishwasher. A wonderful feature is the walk in pantry cupboard. A door from the kitchen leads into the main sitting room with period features including a brick built fireplace housing a woodburner and exposed beams. There is a staircase leading to the first floor as well as an opening into the separate dining room. The dining room benefits from a solid roof and a pleasant view over the gardens as well as door leading out. Heading up to the first floor landing you will find two double bedrooms and a family bathroom. The main bedroom is very generous in size with a dual aspect allowing plenty of natural light, the second bedroom is also a generous double with the family bathroom having been newly fitted offering a bath with rainfall shower over, w/c and hand wash basin.

#### FIND US

Postcode : IP20 9HQ

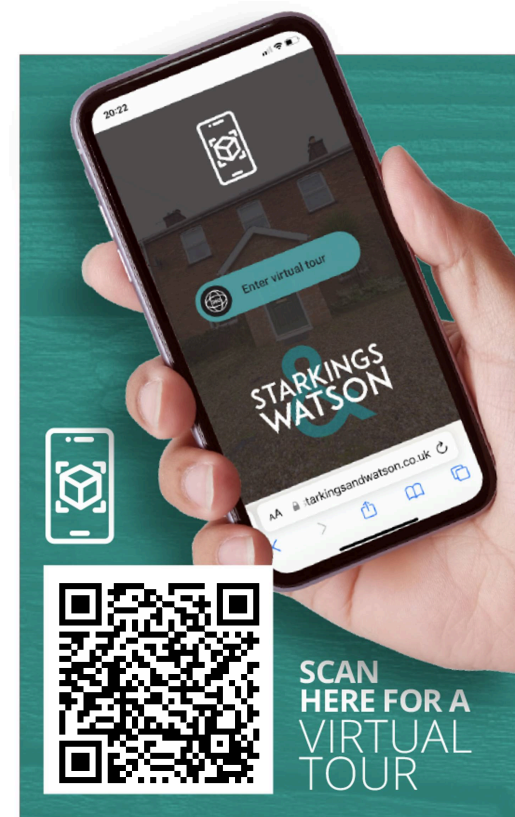
What3Words : ///upholding.filed.either

#### VIRTUAL TOUR

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

#### AGENTS NOTES

To the side of the property there is a shared driveway which is partly owned by the property.







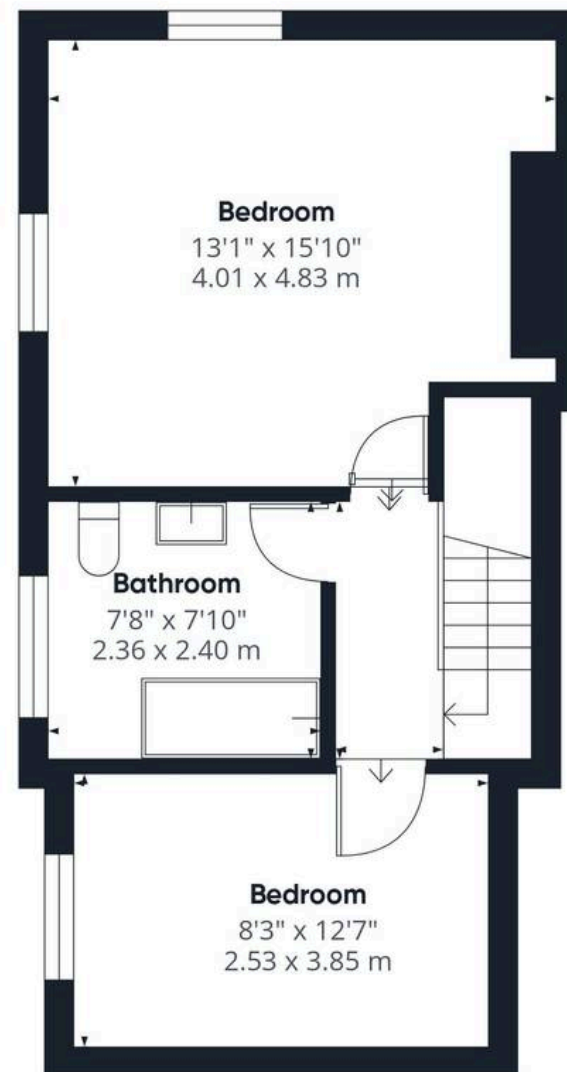
## THE GREAT OUTDOORS

There is an enclosed front garden which is paved and shingled with brick wall and hedging surrounding as well as a wood store. There is an arch and gate leading from the front garden to the main part of the garden located to the side of the cottage. The garden is a pretty cottage style mainly laid to lawn with ample shrubs and planting borders as well as mature hedging enclosing and a lovely patio area ideal for alfresco dining. To the rear there is a gate leading onto the shared driveway and parking area. There is a section down the far side of this area that is owned by the property itself and houses space to park off road as well as a newly created vegetable planting area with raised beds and a timber built garden shed also.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

981 ft<sup>2</sup>  
91.1 m<sup>2</sup>

(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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