



Martin Road, Harleston - IP20 9HX

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HYBRID ESTATE AGENTS



## Martin Road

Harleston

This IMPRESSIVE FIVE BEDROOM SEMI-DETACHED FAMILY HOME offers spacious and versatile accommodation arranged over THREE three well-proportioned FLOORS. The current owners have heavily improved, with brand new guttering and fascia's, extended and renovated the house over the years meaning the house is very much ready to be moved straight into! Upon entering through the WELCOMING PORCH, you are greeted by a thoughtfully designed ground floor that includes excellent living space. The heart of the home is the generous 17-foot SITTING ROOM with a feature fireplace and doors onto the garden. There is also an expansive kitchen and dining area boasting BI-FOLDING DOORS opening onto the garden that seamlessly connect the indoors with the garden, ideal for family gatherings or summer entertaining. Off the dining area is a very useful W/C. Upstairs, and on the first floor there are THREE BEDROOMS - two ample doubles with fitted WARDROBES and a stunning office/bedroom with JULIETTE BALCONY overlooking the rear garden. In addition there is the BRAND NEWLY RENOVATED and STYLISH FAMILY BATHROOM.



Heading up to the top floor there are a further TWO BEDROOMS in the attic space ideal for children with further storage space built in. The rear garden is in equally as good order as the house with a fully landscaped space offering patio areas, well stocked borders, large timber outbuilding/studio and central lawns. To the front there is a excellent BLOCK PAVED DRIVEWAY providing OFF ROAD PARKING. The house benefits from re-fitted uPVC double glazing and OIL FIRED CENTRAL HEATING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Family Home
- Spacious Accommodation Over Three Floors
- Beautifully Finished and Presented Throughout
- 17' Sitting Room With Feature Fireplace
- Impressive Kitchen/Diner With Bi-Folds Onto The Garden
- Five Ample Bedrooms Over Two Levels & Stylish Family Bathroom
- Porch Entrance and Ground Floor W/C
- Block Paved Driveway Parking & Private Well Kept Rear Gardens



Ideally situated within a quiet cul-de-sac 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 Martin Road you will find a dropped curb with access to the block paved driveway suitable for useful off road parking with further scope for further parking on the lawned area of garden also to the front. There is a secure side gate leading into the rear garden. A pathway leads to the main entrance door at the front into the excellent porch entrance.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front there is an excellent porch extension providing a welcoming space with room for coats and shoes. A door leads through to the hallway with the stairs straight ahead. There are doors in either direction, one to the sitting room and one to the kitchen/dining room. The sitting room, a stunning bright dual aspect space has double doors onto the rear garden as well as a feature inset electric fire. The kitchen/dining room on the other side of the hallway offers a range of wall and base level units with granite rolled edge worktops over as well as integrated appliances to include four ring induction hob, double electric oven/grill, dishwasher and fridge/freezer. There is a breakfast bar area as well as built in storage cupboard. The dining space is open plan to the kitchen with stunning bi-folding doors beyond onto the garden. The convenient ground floor w/c can also be found off the dining room.

Heading up to the first floor landing there are stairs up to the top floor as well as access to the three bedrooms and family bathroom.

There are two ample double bedrooms to the front of the house with fitted storage as well as a third smaller bedroom to the rear currently used as an office with a Juliette balcony overlooking the garden. Also on this level is the newly re-fitted bathroom, fully tiled and finished with style there is underfloor heating, w/c and hand wash basin as well as the bath with electric shower over.

Heading up to the top floor in the converted attic space there are two further bedrooms meaning there could be five bedrooms in total if required. both bedrooms are of a good size and would be ideal for children as well as benefitting from fitted cupboard storage within the eaves.

#### FIND US

Postcode : IP20 9HX

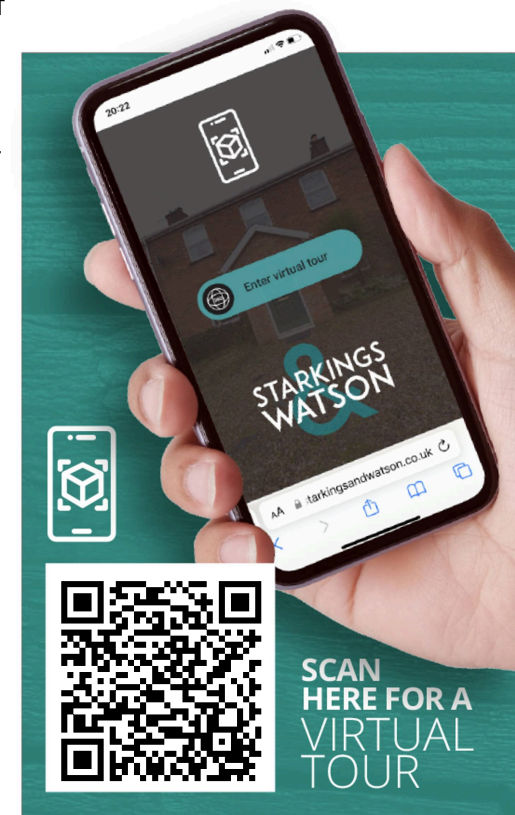
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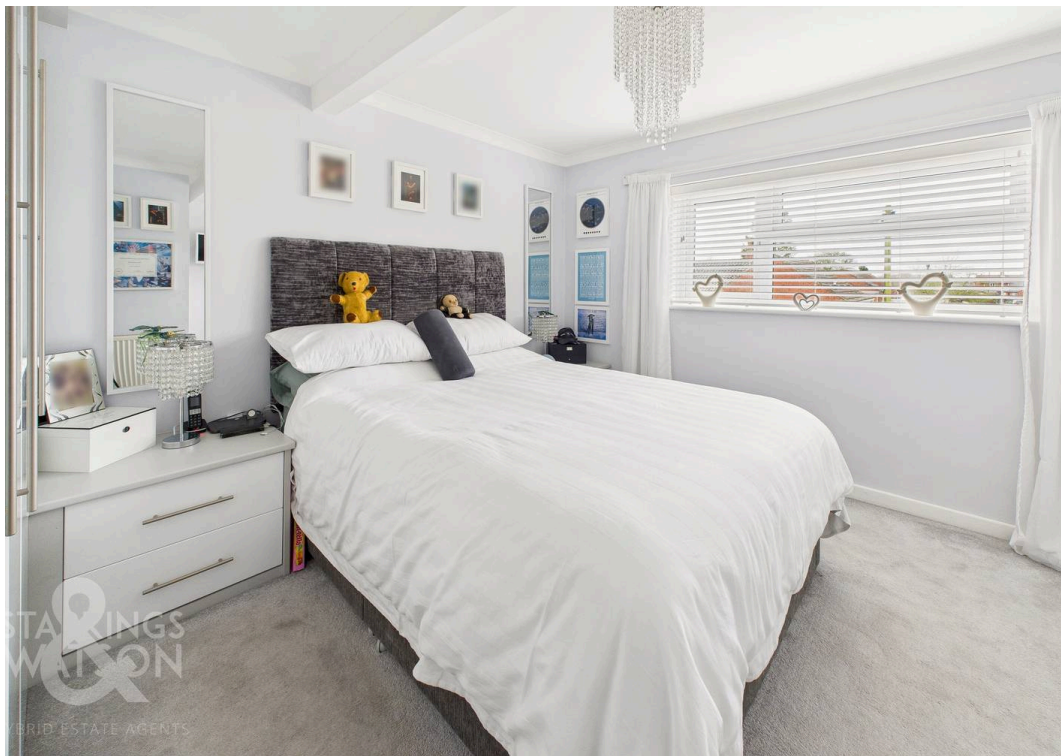
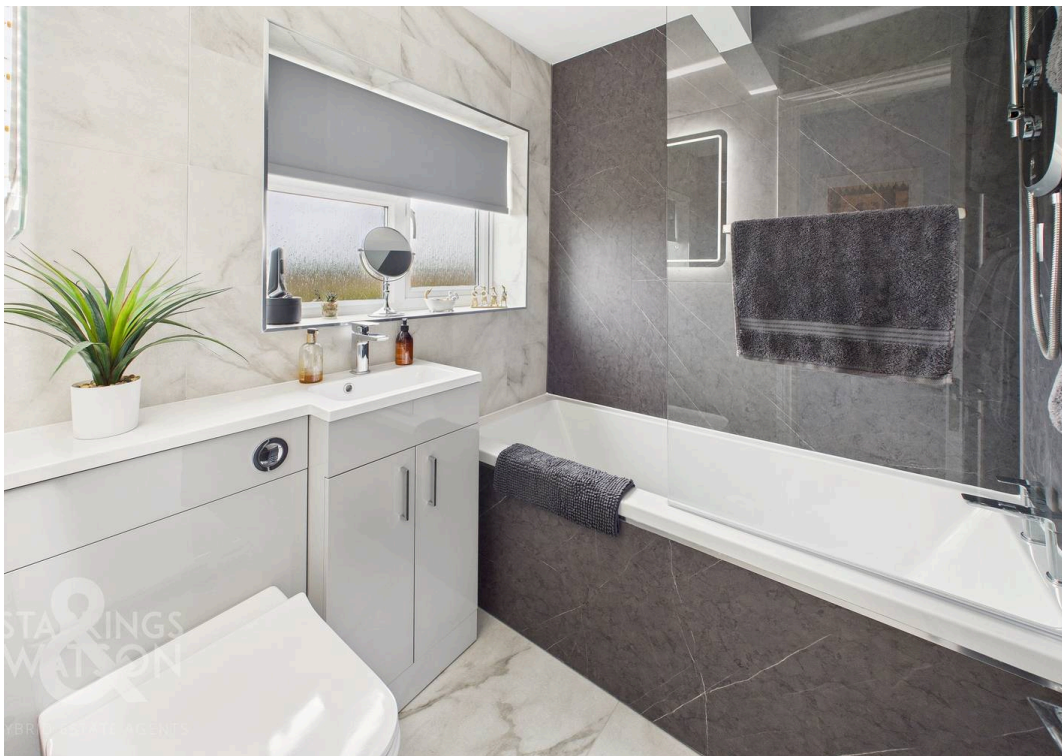
#### VIRTUAL TOUR

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

#### AGENTS NOTES

buyers are advised that the field to the rear of the garden forms part of the new development which is currently ongoing. Also there is an alleyway halfway down the Road to get to the primary school.



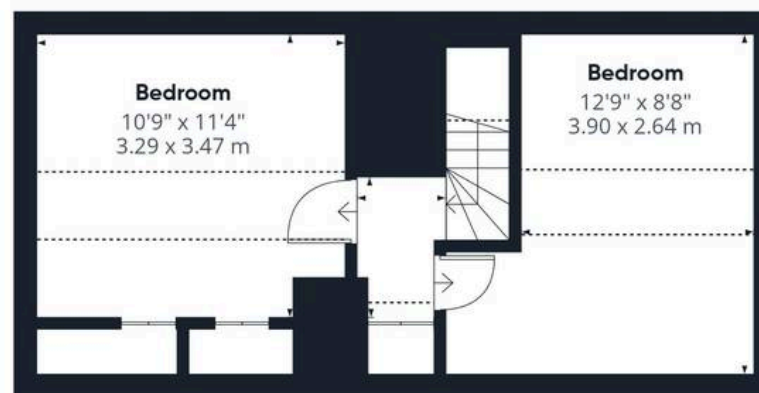
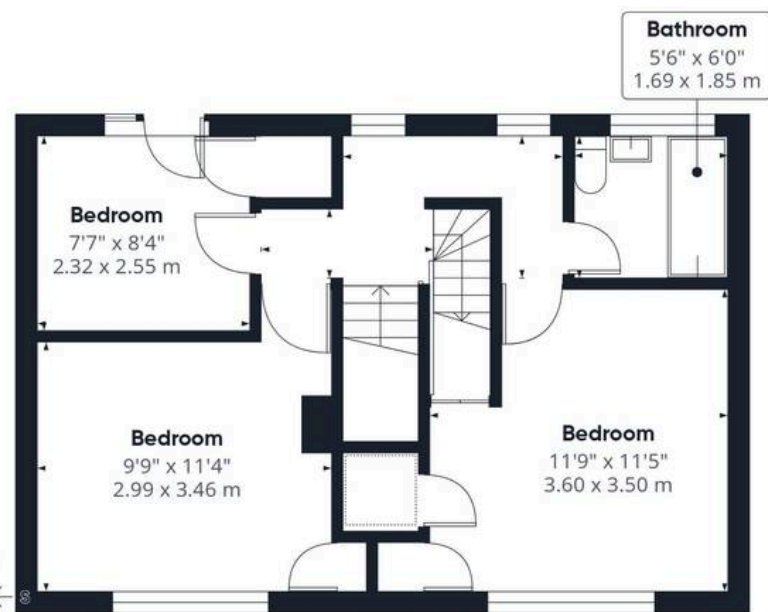
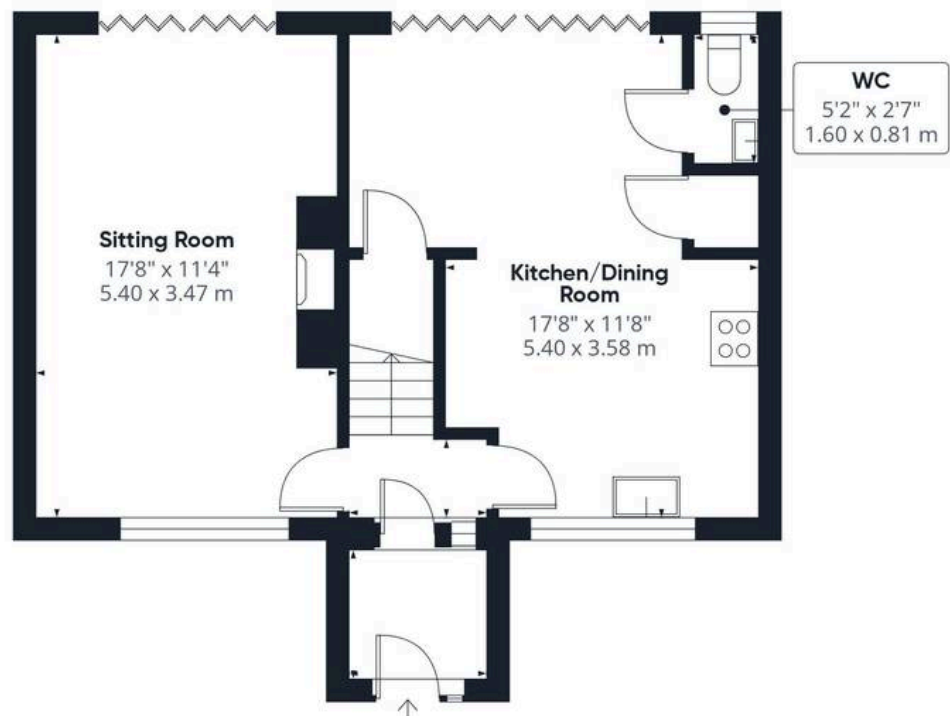




## THE GREAT OUTDOORS

The main gardens lie to the rear of the property and are predominantly laid to lawn with newly laid porcelain patio area creating an excellent space for alfresco dining and a further patio area to the rear. The gardens are well kept and well stocked with a range of planting. There is a timber built workshop and studio as well timber fencing enclosing with newly erected panel fencing with concrete gravel boards and posts. There is also a gated side access to the front driveway.





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

1200 ft<sup>2</sup>  
111.4 m<sup>2</sup>

**Reduced headroom**

186 ft<sup>2</sup>  
17.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.