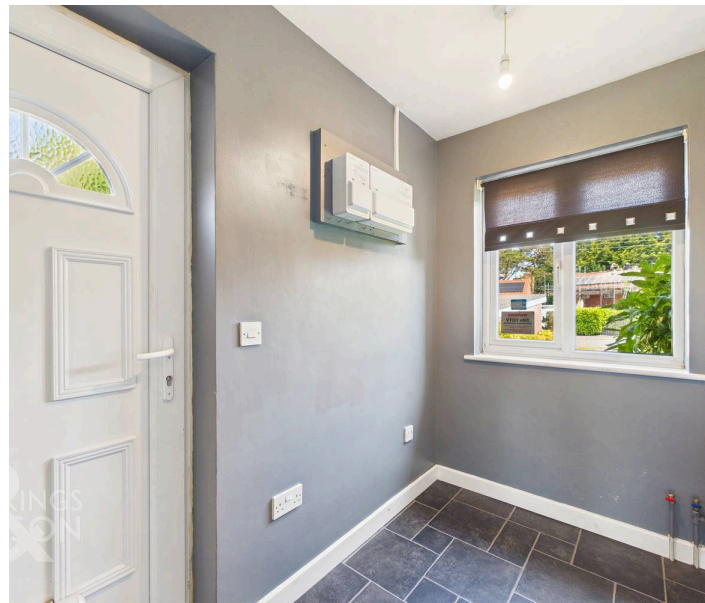




Briar Road, Harleston - IP20 9HT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Briar Road

Harleston

NO CHAIN! WELCOME TO THIS SPACIOUS AND VERSATILE SEMI-DETACHED BUNGALOW, offered with NO ONWARD CHAIN and situated in a SOUGHT-AFTER RESIDENTIAL LOCATION conveniently close to the town centre.

Boasting an EXTENDED LAYOUT approaching 700 SQFT (stms), this property impresses with its well-proportioned rooms and thoughtful design, providing comfortable and flexible accommodation ideal for a variety of buyers.

Upon entering, you are greeted by a welcoming ENTRANCE HALLWAY that leads effortlessly into the heart of the home, where a GENEROUS LIVING SPACE offers ample room for relaxation and entertaining. The property features THREE AMPLE BEDROOMS (each offering plenty of space for furnishings and storage), ensuring versatility whether you require guest accommodation, a home office, or additional family bedrooms. The MODERN SHOWER ROOM is complemented by a SEPARATE W/C, providing convenience for residents and visitors alike.

The well-appointed KITCHEN is fitted with a range of units and work surfaces (perfect for culinary enthusiasts), whilst the adjoining SEPARATE UTILITY ROOM offers further practicality and storage solutions. The layout is designed with ease of living in mind, allowing for smooth movement between living, dining, and bedroom areas. Additional features include AMPLE DRIVEWAY PARKING to the front of the property (suitable for multiple vehicles), ensuring convenience for homeowners and guests. There is an impressive rear garden with plenty of space as well as an array of outbuildings. This delightful bungalow is ideally positioned for those seeking a peaceful yet connected lifestyle, with local amenities, shops, and transport links all within easy reach. Whether you are looking to downsize, invest, or secure your first home, this property offers a rare opportunity to enjoy single-storey living in a prime location. With its combination of SPACE, FLEXIBILITY, and IMMEDIATE AVAILABILITY (no chain), this semi-detached bungalow is ready to welcome its next owners.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- Semi-Detached Bungalow
- Residential Location Close To Town
- Extended Layout Almost 700 SQFT Internally (stms)
- Three Ample Bedrooms, Shower Room & Separate W/C
- Kitchen & Separate Utility
- Large Enclosed Gardens & Range Of Outbuildings
- Ample Driveway Parking To Front

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 there is a dropped curb with hard standing driveway parking to the front for multiple vehicles. There is a front lawn with mature planting and shrubs surrounding as well as a side area laid to hard standing with a range of outbuildings. The main entrance door is found to the front with a second access door to the side into the utility.

THE GRAND TOUR

Entering via the main entrance door to the front there is a small hallway leading to the front bedroom and main rear bedroom beyond overlooking the garden with the addition of built in storage cupboards. The shower room can also be found off the hallway with a w/c, hand wash basin and shower. The sitting room faces the garden with a pleasant outlook and plenty of space for soft furnishings.

The kitchen which comes at the end of the hallway offers a range of wall and base level units with rolled edge worktops over as well as plenty of space for all white goods. Beyond the kitchen is a very useful utility/porch with space and plumbing for washing machine and a side door to the garden. There is a separate W/C leading off as well as a third bedroom or dining room depending on preference.

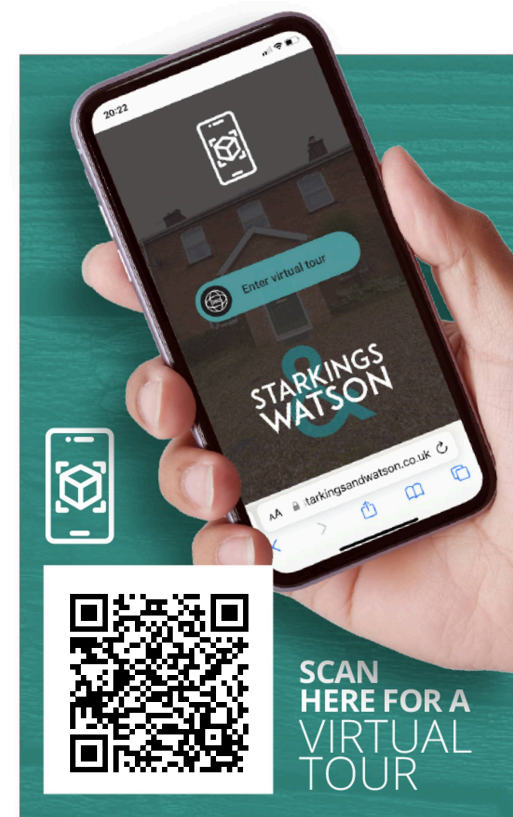
FIND US

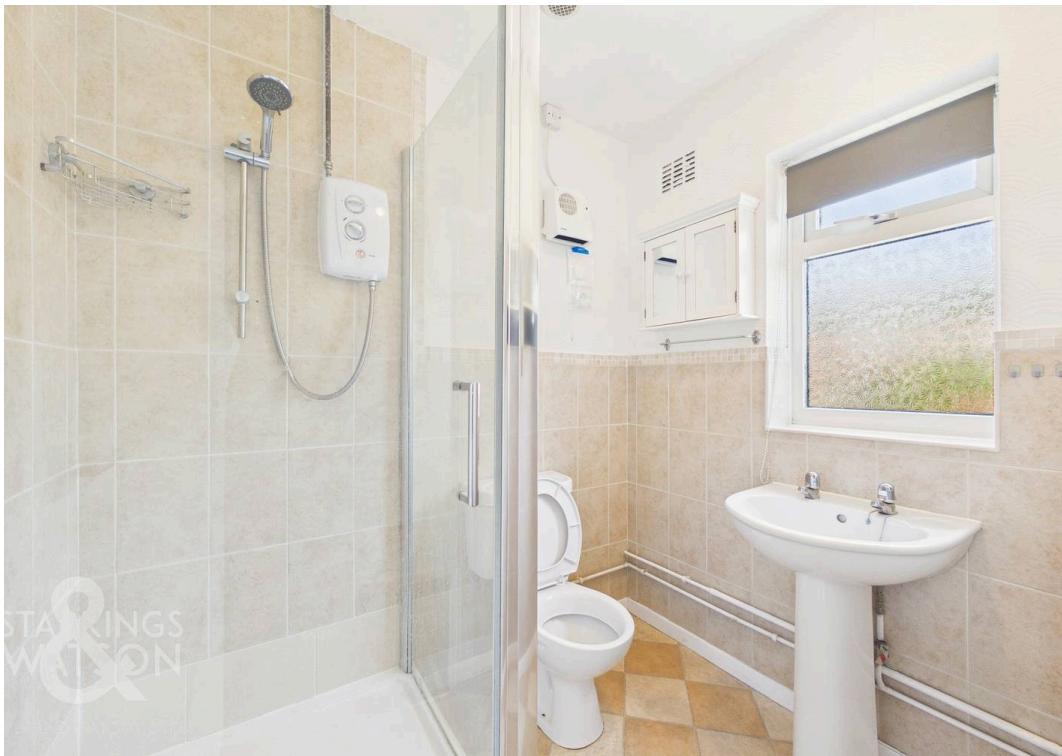
Postcode : IP20 9HT

What3Words : ///makeup.adhesive.testing

VIRTUAL TOUR

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



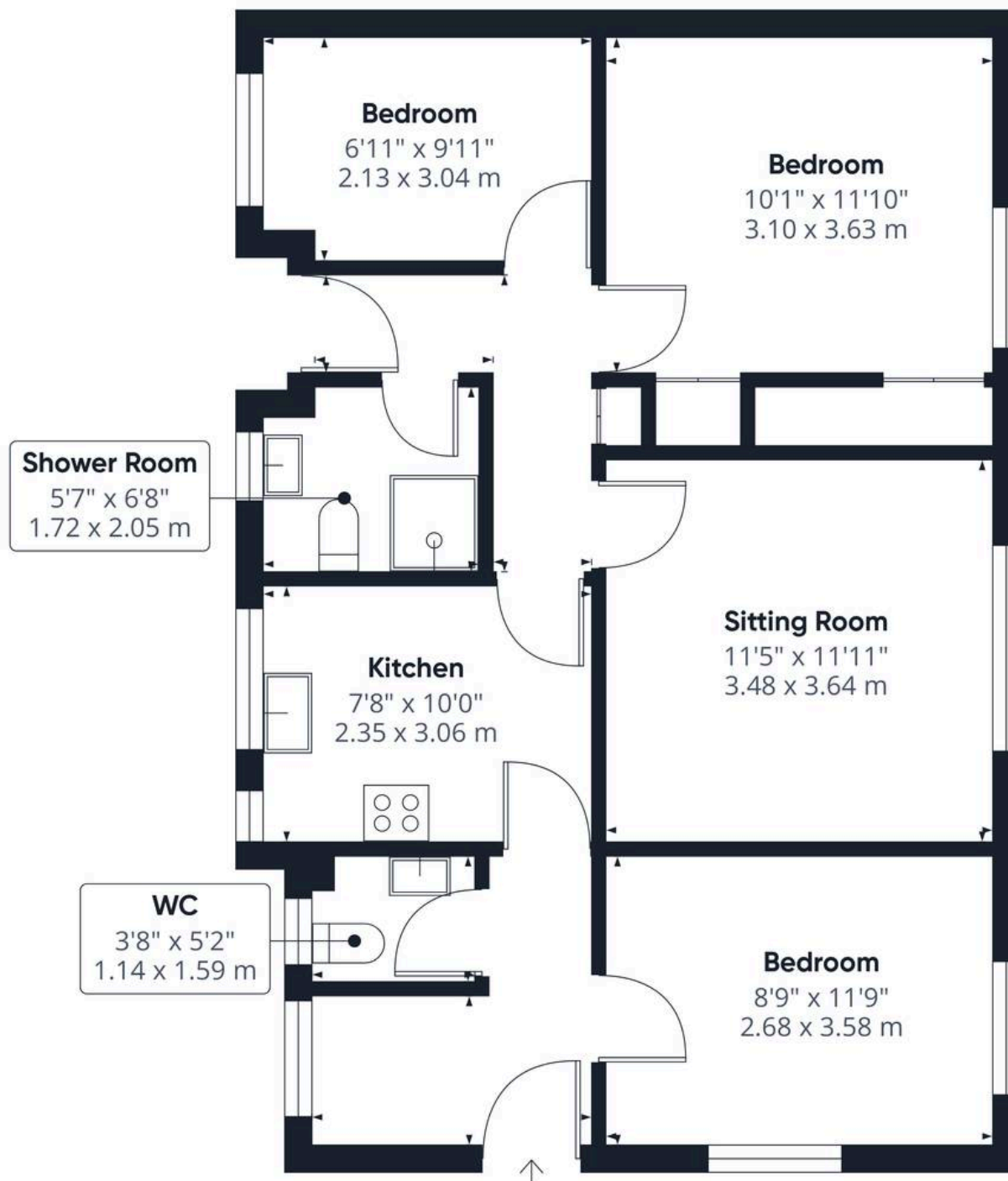




THE OUTSIDE REAR

The expansive rear garden is laid to lawn offering plenty of space for families to grow or for keen gardeners. There is an area of hard standing as well as various outbuildings to the side of the plot with power and light and excellent storage options. The garden is easily accessed from the front via the hard standing side area.





Approximate total area⁽¹⁾

688 ft²
63.9 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.