



Wilderness Lane, Harleston

Guide Price £600,000 - £625,000 Freehold

Energy Efficiency Rating : C

- ✓ Stunning Detached Family Home
- ✓ 2500sqft Accommodation STMS
- ✓ High Specification Kitchen
- ✓ 27ft Sitting/Garden Room
- ✓ Impressive Entrance Hallway
- ✓ Four Double Bedrooms
- ✓ Large Integral Double Garage
- ✓ Generous Gardens & Parking

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





This imposing EXECUTIVE STYLE FAMILY HOME has undergone a complete transformation during the current ownership and offers SPACE IN ABUNDANCE. Located within EASY WALKING DISTANCE of the POPULAR MARKET TOWN of Harleston offering plentiful LOCAL AMENITIES. Internally from entering through the impressive ENTRANCE HALLWAY with SKY LANTERN its clear to see the HIGH SPECIFICATION FINISH throughout. On the ground floor you will find a study/cloakroom and WC, L-Shaped open plan 27' SITTING ROOM leading onto the rear garden, impressive 29' KITCHEN/DINING ROOM with separate utility. The ground floor also provides access to the integral double garage, which the current vendors also use a gym. On the first floor, leading from the split staircase with galleried landing you will find FOUR AMPLE DOUBLE BEDROOMS & TWO BEAUTIFULLY FINISHED BATHROOMS. The rear garden is well tended and generous in size and the driveway offers parking for a NUMBER OF VEHICLES.

LOCATION

Ideally situated within easy walking distance of 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.

DIRECTIONS

You may wish to use your Sat-Nav (IP20 9DD), but to help you...Upon entering Harleston on Needham Road from the A143, continue along the road turning left onto Wilderness Lane just before the petrol station. Continue along the road where the property can be found on the right hand side indicated by our For Sale board.

The property is approached via a five bar gate onto an expansive tarmac driveway providing off road parking for a number of vehicles. There are extensive lawned gardens to the front with a paved pathway leading to the entrance door with zinc canopy.

Glazed entrance door to:

ENTRANCE HALL

Solid wood flooring, vertical radiator x2, stairs to first floor landing, uPVC double glazed window to front, built-in storage cupboard, recessed spotlighting with a feature ceiling lantern, doors to:

CLOAKROOM

Low level W.C, corner pedestal hand wash basin, heated towel rail, continued wood flooring.

STUDY

7' 4" x 5' 7" (2.24m x 1.7m) Continued wood flooring, uPVC double glazed window to front, radiator.



SITTING ROOM

27' 1" x 22' 3" L-Shaped. (8.25m x 6.78m) Feature cylindrical Jotul wood burner with slate hearth, fitted carpet, vertical radiator x4, uPVC double glazed windows to front and side x4, velux windows x2, uPVC double glazed French doors onto the rear garden, leading to:

KITCHEN/DINING ROOM

29' 6" x 10' 4" (8.99m x 3.15m) Fitted range of high gloss modern wall and base level units with solid oak work surfaces and matching upstands, inset one and a half bowl ceramic sink and drainer with mixer tap, inset electric induction hob and pop up extractor fan, integrated eye level combination oven and regular oven, integrated dishwasher and fridge, Karndean wood effect flooring, display cabinets with integral and under cupboard LED lighting, vertical radiator, uPVC double glazed windows to rear x2, space for dining table, LED spotlighting, door to:

UTILITY ROOM

10' x 9' 1" (3.05m x 2.77m) Fitted range of base level units with complementary rolled edge work surfaces over, inset sink and drainer unit with mixer tap, ample space for various white goods, radiator, wood effect flooring, uPVC double glazed window to rear, uPVC double glazed stable door to rear, door to integral garage.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed windows to front, radiator x2, doors to:

DOUBLE BEDROOM

16' 8" x 11' 11" (5.08m x 3.63m) This room is currently used as a bedroom/craft room and comprises fitted carpet, radiator, uPVC double glazed window to front, range of built-in storage cupboards with work surface over.

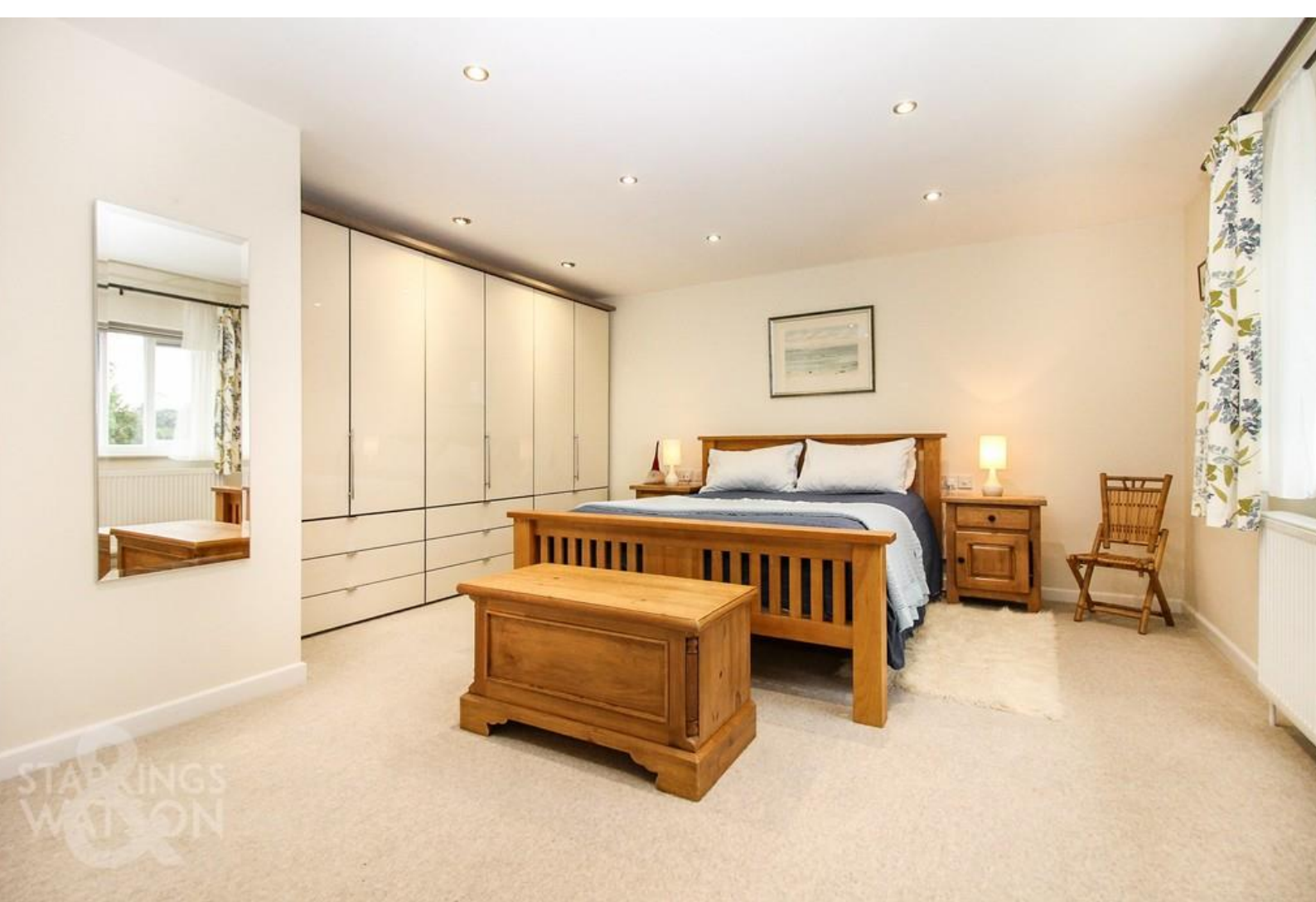
DOUBLE BEDROOM

16' 8" x 14' 8" (5.08m x 4.47m) Fitted carpet, radiator, uPVC double glazed window to rear, freestanding wardrobes (available via separate negotiation), dimmable LED spotlighting, door to:

EN SUITE

Three piece suite comprising low level W.C, his and hers hand wash basins set within vanity unit, double shower with thermostatically controlled shower, Aqua board splash backs, tiled walls, Karndean tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, LED spotlighting.







DOUBLE BEDROOM

14' 8" x 11' 4" (4.47m x 3.45m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobes x2.

FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit, panelled bath with shower attachment, separate double shower cubicle with thermostatically controlled shower, tiled walls, Karndean tiled effect flooring, uPVC obscure double glazed window to rear x2, built-in airing cupboard with storage shelving and radiator, additional built-in cupboard housing hot water tank and central heating controls with remote Honeywell heating thermostat, radiator, loft access hatch.

DOUBLE BEDROOM

11' 3" x 10' 7" (3.43m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobes x2.



OUTSIDE REAR

Leaving via the stable door in the utility room, a covered rear terrace can be found which in turn leads onto the expansive lawned garden. The garden is fully enclosed with a combination of hedging and fencing, with various mature trees, plants, shrubs and two garden sheds. The garden wraps around the side of the property leading to the front, via a secured gated access. The garden is generous in size but laid out in order to give ease of maintenance.

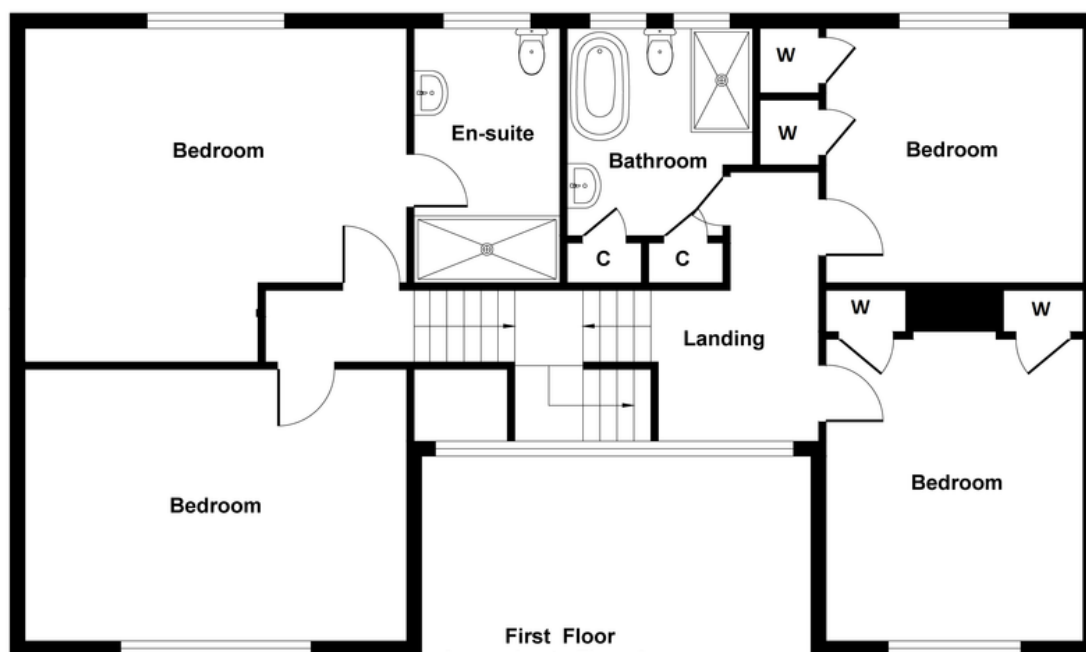
INTEGRAL GARAGE

27' 1" x 16' 10" (8.25m x 5.13m) Electric roller door to front x2, uPVC double glazed window to rear, wall mounted gas fired boiler, power and lighting. The current vendors are also using this space as a gym.

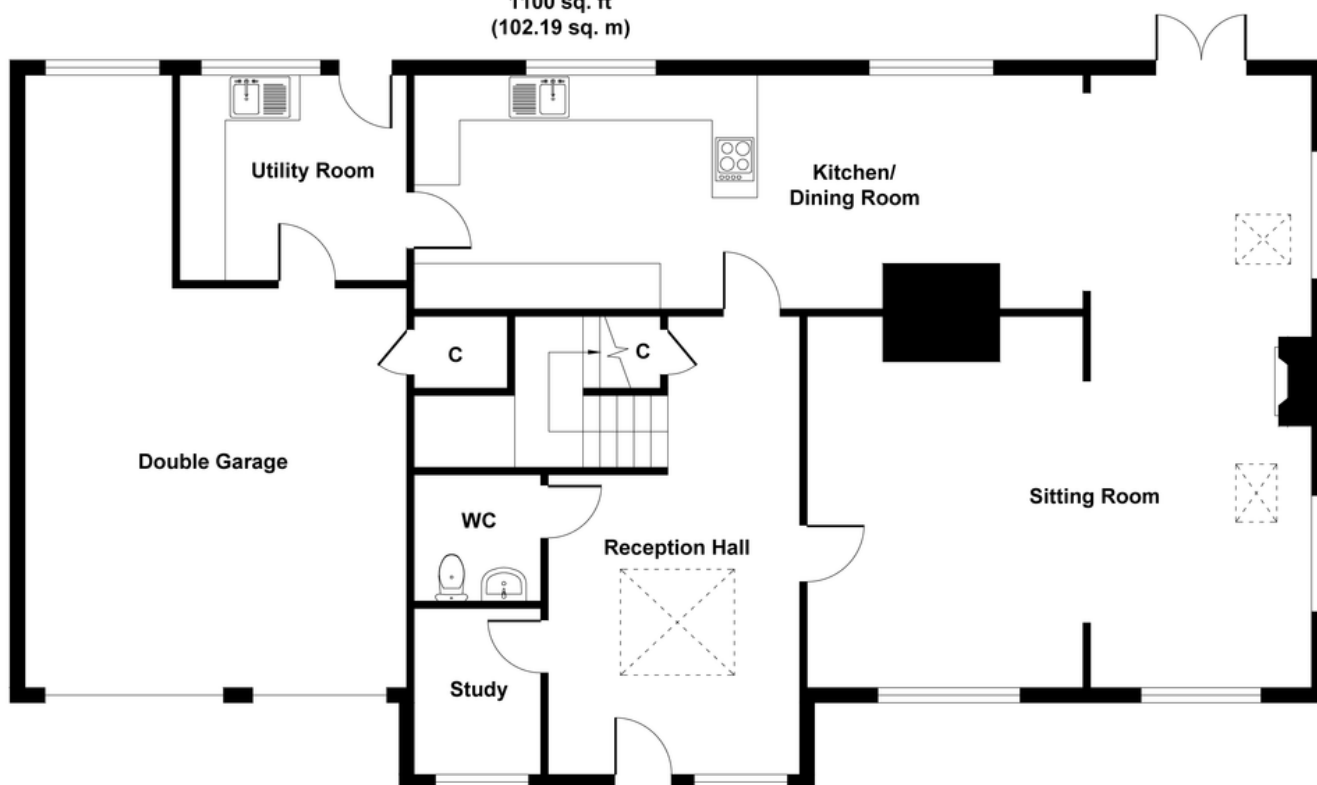
AGENTS NOTE

The property benefits from Solar Panels which are fully owned.





First Floor
Approximate Floor Area
1100 sq. ft
(102.19 sq. m)



Ground Floor
Approximate Floor Area
1231 sq. ft
(114.36 sq. m)

Approx. Gross Internal Floor Area 2331 sq. ft / 216.55 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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