

Pound Close, Harleston IP20 9HF

£375,000

Whittley Parish

Bedrooms: 6 | Bathrooms: 3 | Receptions: 1

- Located in a sought after, cul-de-sac location close to town centre and within catchment area of well-regarded schools
- Flexible layout with potential for annexe or multi-generational living
- Beautifully landscaped south facing rear garden perfect for summer entertaining
- Two family bathrooms plus principal bedroom with en-suite shower room
- Driveway parking for two vehicles with option to add extra spaces to the front of the property
- Spacious kitchen diner with integrated appliances and plentiful worktop space
- Recently replaced gas boiler
- Good sized living area

Situated on Pound Close, this property offers convenient access to the high street and enjoys a prime position in a sought-after location. The historic market town of Harleston is set in the picturesque Waveney Valley and offering a beautiful assortment of many historic buildings and fine church. The town benefits from excellent local schooling and boasts a wide range of day-to-day amenities, including independent shops, supermarkets, a doctor's surgery, chemist, delicatessen, gym, public houses and several coffee shops. Harleston's popular Wednesday market adds to its vibrant appeal. For the commuter, the nearby town of Diss, just a 15-minute drive away, provides a direct train line to London Liverpool Street and Norwich.

A superb family home offering a flexible layout, with up to six well-proportioned bedrooms or the option to create a self-contained annexe, perfect for multi-generational living. Parents, grandparents or older children can enjoy their own space while remaining part of the family home. The principal bedroom on the first floor has its own en-suite shower room, and there is also a convenient ground-floor shower room, along with a further bathroom with bath, WC and wash basin on the first floor, making busy family mornings far easier. The heart of the home is a well-equipped kitchen with a range of integrated appliances, ideal for family meals and everyday living. The living areas are bright and spacious, giving everyone room to relax, and the property benefits from double glazing throughout and gas central heating, with a recently replaced boiler for added efficiency and peace of mind.













Outside, the south-facing rear garden enjoys the sun throughout the day, making it a lovely place for children to play and for family barbecues and get-togethers. Driveway parking is available for up to two vehicles.

AGENTS NOTE: A business/trade is not permitted at the property.

ENTRANCE HALL:

LIVING ROOM: - 3.35m x 5.51m (11'0" x 18'1")

KITCHEN/DINER: - 2.44m x 4.88m (8'0" x 16'0")

BEDROOM: - 5.51m x 2.62m (18'1" x 8'7")

BATHROOM: - 1.17m x 2.11m (3'10" x 6'11")

BEDROOM: - 3.53m x 2.82m (11'7" x 9'3")

FIRST FLOOR LEVEL - LANDING:

BEDROOM & EN-SUITE:

BEDROOM: - 3.02m x 3.61m (9'11" x 11'10")

BEDROOM: - 5.00m x 1.85m (16'5" x 6'1")

BEDROOM: - 2.13m x 3.68m (7'0" x 12'1")

BATHROOM: - 3.25m x 1.70m (10'8" x 5'7")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating E
Council Tax Band C
Tenure - freehold



Floor 0



Floor 1

Approximate total area(1)

1778 ft²

Reduced headroom

54 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

Strictly by Appointment
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