



33a The Common, HARLESTON IP20 9JT

welcome to

33a The Common, HARLESTON

This spacious 3/4 bedroom detached house is situated in the town of Harleston but still offering the views of the countryside. It offers a tremendous amount of off road parking and only a short walking distance to the town centre shops and public transport.

Entrance Porch

Front door, window to side aspect and tiled flooring.

Entrance Hall

Carpet flooring throughout, stairs leading to all bedrooms, spot lights.

Cloakroom

Hard flooring throughout, window to the rear aspect, W/C, hand wash basin.

Lounge

Carpet flooring throughout, window to front aspect, wood burner, large sliding door to the rear of the room.

Dining Room

Carpet flooring, window to front aspect, open plan feel linking to the kitchen.

Kitchen

Hard flooring, window to rear and side aspect, wall and base units including integrated appliances, breakfast bar, built in sink, induction hob, spot lights.

Utility Room

Tiled floor, wall mounted cupboards, space for washing machine and dryer, water softener, door to side aspect.

Landing

carpet floor, access to loft.

Bedroom 1

window to rear aspect over looking the field views, radiator, carpet flooring, access to ensuite and dressing room.

Ensuite

Tiled floor and walls, wash basin, W/C, walk in shower, heated towel rail, window to side aspect.

Dressing Room

Carpet flooring, built in wardrobes, radiator, window to front aspect. Can be used as an extra bedroom upstairs too.

Bedroom 2

Carpet flooring, window to front aspect, radiator, built in wardrobes, spot lights.

Bedroom 3

Window to rear aspect overlooking the field views, hard flooring, radiator, spot lights.

Family Bathroom

Tiled flooring, part tiled walls, W/C, hand wash basin, window to rear aspect, bath with an overhead shower.

Rear Garden

Large patio space, turfed, fence for the boundary. Amazing field views to the rear of the garden. access to the garage and gated access also.

Parking/ Garage

Off road parking for 4 cars plus an garage with plenty of space to park a car in. The garage has a pitched roof and concrete flooring with an electric roller door to the front of the garage.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

First Floor

Garage

Total floor area 191.9 m² (2,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
33a The Common,
HARLESTON

- ****NO ONWARD CHAIN****
- Three Brilliantly Sized Bedrooms, One with Ensuite & Dressing Room
- Single Garage And Off Road Parking For 4 Cars
- Field Views To The Rear
- Spacious Lounge Offering Dual Aspect Natural Lighting

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£495,000



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Property Ref:
DSS111793 - 0002

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