

Tudor Rose Way, Harleston



Estate Agents & Valuers

GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tudor Rose Way, Harleston, IP20 9QH
Guide Price £220,000 - £240,000



Situated within short walking distance of the town centre, this two bedroom house is presented in an immaculate decorative order benefitting from a home office, off-road parking and southerly facing gardens.



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Key Features

- Off-road parking
- Southerly facing rear gardens
- Walking distance to town centre
- Home office
- Immaculately presented
- Over 600 sq ft
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C

Situation

Located within an attractive development known as "Pitchers Place" having originally been built by Hopkins Homes 12 years ago, with this highly regarded developer renown for building high quality homes within throughout East Anglia. The thriving market town of Harleston has proved to have been a desirable and popular location over the years still retaining a strong and active local community helped by having independent shops giving a good range of day to day amenities and facilities all surrounded by the beautiful countryside close to the Waveney Valley on the north Suffolk borders. A more extensive range of amenities and facilities can be found 10 miles to the west within Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom end terrace house built in 2011 by Hopkins Homes of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with the benefit of wooden double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Offering versatile living space in the regions of 600 sq ft.

Externally

The property is set upon a no-through road with an allocated off-road parking space, the main gardens lie to the rear enjoying a southerly aspect being predominantly laid to lawn enclosed by panel fencing. A home office/studio is found towards the rear boundaries giving excellent space for working from home.



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The rooms are as follows:

ENTRANCE HALL: 3' 5" x 9' 8" (1.05m x 2.95m)
Giving access to wc, kitchen and reception room. Stairs rising to first floor level.

WC: 2' 5" x 5' 8" (0.75m x 1.75m)
With window to side comprising low level wc and hand wash basin.

KITCHEN: 7' 2" x 8' 7" (2.20m x 2.62m)
With window to front, the kitchen offers a good range of wall and floor units, work surfaces, electric oven with four ring hob, stainless steel sink with drainer and mixer tap, space for fridge freezer and plumbing for washing machine.

RECEPTION ROOM: 14' 7" x 11' 10" (4.45m x 3.62m)
With window to rear being a bright and spacious reception room with under stairs storage cupboard and external door leading to the rear gardens.

FIRST FLOOR LEVEL - LANDING:
With window to side giving access to the two bedrooms and bathroom. Airing cupboard to side.

BEDROOM ONE: 12' 5" x 10' 2" (3.81m x 3.12m)
maximum measurements. With window to rear being a double bedroom having built-in wardrobe.

BEDROOM TWO: 7' 5" x 10' 3" (2.27m x 3.14m)
With window to front and having access to loft space above.

BATHROOM: 7' 2" x 5' 8" (2.19m x 1.75m)
With window to front comprising panelled bath with overhead shower, low level wc and hand wash basin over vanity unit. Tiled splashbacks.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8198

