



High Road, Needham, Harleston, IP20 9LG

Guide Price £650,000

Exceptionally well positioned with breathtaking elevated views over the Waveney Valley, this impressive bungalow boasts versatile living spanning 2,300 sq ft. Nestled on a private plot 0.40 acres (sts), this home offers a tranquil and secluded setting.

- Outstanding far reaching views
- No onward chain
- Double detached garage
- Freehold
- Generous sized plot - 0.40 acre (sts)
- Approx 2,300 sq ft
- Council Tax Band F
- Energy Efficiency Rating E.



Property Description

Situation

Enjoying a pleasing individual position, the property is set back from the road upon an elevated plot entertaining beautiful views to the front over the undulating countryside along the Waveney Valley. The attractive village of Needham offers a lovely assortment of many period and modern properties. The historic market town of Harleston lies a couple of miles to the north and provides an extensive range of day to day amenities and facilities. The market town of Diss is within a 15 minute drive away and has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This spacious property offers 2,300 sq ft of living space, perfect for those seeking versatility. The well-proportioned rooms provide flexible accommodation making this bungalow a great choice. Built in the 1990s of traditional brick and block cavity wall construction, it is heated by an oil fired central heating boiler with replacement UPVC double glazed windows and doors contributing to reduced heating and maintenance expenses. One notable feature is the flow of the living space, with stunning westerly views from the main rooms overlooking the main gardens.

Externally

Nestled in a secluded location, this property can be accessed through a private driveway. It boasts stunning views of the Waveney Valley from its elevated position. The grounds, which cover approximately 0.40 acres, have been meticulously planted and well-maintained over the years, creating a tranquil atmosphere. The rear boundaries feature landscaped gardens with two ponds connected by a waterfall, greenhouse, shed and summerhouse, adding to the peaceful ambiance. In addition to ample off-road parking, the front of the property features a spacious tarmac driveway that leads to both the bungalow and the detached double garage (with electric door).

The rooms are as follows:

ENTRANCE HALL: A grand and pleasing first impression with oak engineered flooring flowing through and access to the principal rooms, wc and storage cupboard to side.

RECEPTION ROOM ONE: 16' 4" x 26' 5" (4.98m x 8.05m) A bright and spacious triple aspect room found to the rear of the property enjoying views over the rear gardens. Electric fire to side. Bi-folding doors giving access to the garden room.

GARDEN ROOM: 13' 10" x 10' 1" (4.22m x 3.07m) A more recent addition enjoying views and access onto the rear gardens via bi-folding doors.

RECEPTION ROOM TWO: 13' 4" x 13' 7" (4.06m x 4.14m) Found to the front of the property serving well as a formal dining room.

KITCHEN/BREAKFAST ROOM: 15' 0" x 12' 2" (4.57m x 3.71m) Offering a range of wall and floor units with integrated appliances including dishwasher, fridge/freezer, four ring electric hob and AEG double oven to side.

UTILITY: 7' 5" x 8' 10" (2.26m x 2.69m) With door to rear giving external access fitted with a good range of wall and floor units, roll top work surfaces, sink and space for white goods.

BEDROOM ONE: 16' 5" x 11' 8" (5.01m x 3.56m) A well proportioned principal bedroom found to the rear of the property having views and access onto the rear gardens. Additionally having the luxury of en-suite facilities.

EN-SUITE: 9' 4" x 8' 0" (2.84m x 2.44m) Having been recently replaced and presented in an excellent condition with corner tiled shower cubicle, two hand wash basins over vanity unit, low level wc and heated towel rail. Tiled flooring.

BEDROOM TWO: 12' 10" x 14' 0" (3.91m x 4.27m) With window to side aspect being a generous double bedroom.

BEDROOM THREE: 11' 8" x 9' 8" (3.56m x 2.95m) Window to front being a double bedroom.

BEDROOM FOUR: 17' 7" x 12' 5" (5.36m x 3.78m) Currently used as an office/study giving versatile use, would make a generous fourth bedroom if required.

BATHROOM: 6' 11" x 8' 11" (2.11m x 2.72m) With frosted window to rear comprising tiled shower cubicle, panelled bath, low level wc and hand wash basin.

SERVICES:

Drainage - private treatment plant

Heating - oil

EPC Rating - E

Council Tax Band - F

Tenure - freehold

OUR REF: 8409



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: 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.

