



Brook Lane, Needham, Harleston, IP20 9LQ

Guide Price £450,000 - £475,000

This individually built and situated four bedroom house occupies a pleasing tranquil position, boasting beautiful views over the rural countryside. Offering approximately 1600 sq ft of well appointed accommodation presented in an immaculate and decorative order.

- Rural views
- Solar panels
- Individual build & position
- En-suite facilities
- Approx 1600 sq ft
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C



Property Description

Situation

Enjoying a pleasing individual position, the property is found on a small no-through country lane backing onto open rural fields, whilst entertaining beautiful views to the front over the undulating countryside. The attractive village of Needham offers a lovely assortment of many period and modern properties within the beautiful countryside surrounding the Waveney Valley. 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

The property comprises an individually designed and built, (in 2016) four bedroom detached house offering spacious and well laid out accommodation in the regions of 1600 sq ft. Being of modern construction there are high thermal insulation levels coupled with 11 solar panels plus battery giving reduced consumption and expenditure (of late electricity bills for the current vendors have been in the regions of £70.00 per month). Throughout the property is presented in a most excellent decorative order, flooded by plenty of natural light coupled with an impressive open plan living space at ground floor level accentuating the feeling of space and light. The property is heated by energy efficient electric radiators benefits from 6" of internal wall insulation, triple glazed windows and doors and insulated external rendering. Drainage is via a modern treatment plant complying with the latest legislation.

Externally

The property is set well back from a small country lane approached via a brick weave driveway giving extensive off-road parking for 5-6 cars. To the side boundaries there is the luxury of a vegetable patch area with raised box borders leading up to a potting shed, greenhouse and timber shed. To either aspect of the property there is side access via brick pathways leading to the rear gardens which are a most impressive feature in themselves. To the southern boundary is the benefit of a large workshop measuring 7' 10" x 22' 11" (2.40m x 7.00m), with power/light connected insulated and external cladding). The rear gardens are a particular feature in themselves having been thoughtfully planted and now well established and well stocked. A large paved patio area abuts the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows

ENTRANCE HALL: A pleasing and spacious first impression via composite door to front, stairs rising to first floor level with under stairs storage cupboard space, oak internal doors giving access to the main living area and wc to side. Tiled flooring.

OFFICE/STUDY: 5' 8" x 5' 7" (1.73m x 1.71m) With window to front enjoying a leafy green outlook. Work surface over with built-in storage cupboards and tiled flooring.

WC: 5' 6" x 3' 2" (1.68m x 0.97m) Comprising of a low level wc, wash hand basin over vanity unit and tiled flooring.

LIVING AREA: 14' 8" x 25' 4" (4.47m x 7.72m) A contemporary open plan living space essentially separated into three areas..

LOUNGE: Enjoying a double aspect with window to side and French upvc doors opening onto the rear paved patio. Log burner to side set upon a slate hearth.

DINER: A generous sized area flowing through to the kitchen.

KITCHEN: 14' 8" x 12' 4" (4.47m x 3.76m) Offering an extensive range of wall and floor cupboard space with roll top work surfaces over, breakfast bar to side, fitted Range with extractor over, fitted

dishwasher, inset stainless steel with one and a half bowl sink, drainer and mixer tap. French upvc doors to side giving access onto the rear gardens.

UTILITY: 10' 2" x 9' 0" (3.10m x 2.74m) A generous size in its own right with window to front and composite door to side giving external access. Roll top work surfaces over and a good range of storage unit cupboard space. Space for white goods, inset stainless steel sink with drainer and mixer tap. Built-in airing cupboard to side housing the pressurised hot water cylinder.

FIRST FLOOR LEVEL: LANDING: Giving access to the four bedrooms and family bathroom. Built-in storage cupboard to side, (access to the loft is via bedroom one with a drop down ladder and having been heavily insulated and partly boarded).

BEDROOM ONE: 11' 7" x 12' 4" (3.53m x 3.76m) A large principal bedroom found to the rear of the property enjoying elevated views over the unspoilt rural countryside.

EN-SUITE: 5' 9" x 8' 4" (1.75m x 2.54m) A modern suite in white with corner shower cubicle with double headed shower unit over, wash hand basin over vanity unit, low level wc, heated towel rail

and tiled flooring.

BEDROOM TWO: Again found to the rear of the property and enjoying views over the rural farmland. A generous size second bedroom.

BEDROOM THREE: Found to the front aspect of the property and benefiting from views over the undulating countryside.

BEDROOM FOUR: 10' 4" x 9' 3" (3.15m x 2.82m) Aspect to front and although being the smaller of the four bedrooms still a generous double bedroom with built-in storage cupboard to side.

BATHROOM: A well appointed matching suite in white with panelled bath, shower cubicle to side, wash hand basin over vanity unit, wc, heated towel rail and tiled flooring.

SERVICES:

Drainage - Private treatment plant

Heating Type - Electricity

EPC - C

Council Tax Band - E

Tenure - Freehold

OUR REF: 8321



Viewing Arrangements

Strictly by appointment

Contact Details

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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.

