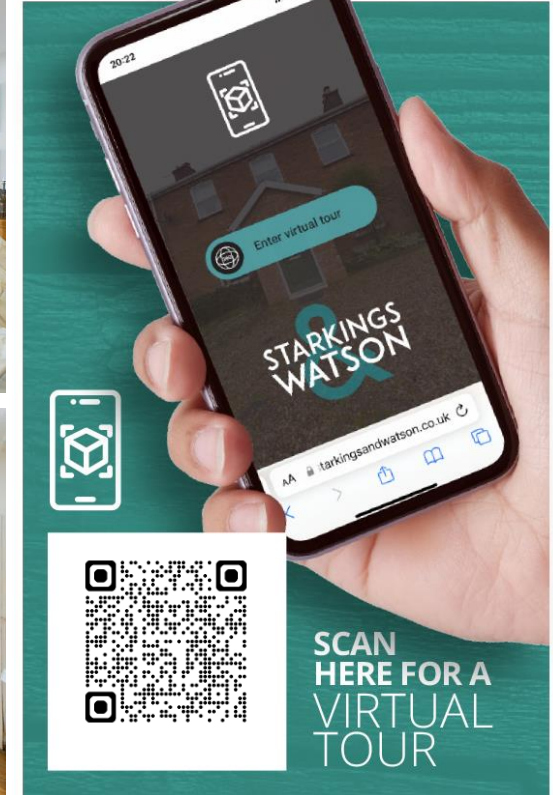


# LONDON ROAD Harleston IP20 9BW

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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- Attached Period Town House
- Excellent Location Within the Centre of Harleston
- Grade II Listed
- Two Generous Receptions & Study
- Four Ample Bedrooms Over Two Floors
- External Workshop & Studio With Annexe Potential
- Pretty & Private Cottage Style Gardens
- Driveway Parking

### IN SUMMARY

Located in the HEART OF TOWN is this attached town house FULL OF CHARACTER which is GRADE II LISTED and dates back to the 17th CENTURY. The current vendors have meticulously renovated the house over the past few years with the house now presented in EXCELLENT ORDER arranged over THREE FLOORS. Externally you will find a hard standing driveway to the side of the house providing parking for TWO VEHICLES as well as PRIVATE and SECLUDED REAR GARDENS. a real bonus is the garage, WORKSHOP and STUDIO to the rear of the house with woodburner which could be used for a number of purposes. Internally the house offers a principal SITTING ROOM with WOODBURNER, dining room, kitchen, utility and w/c on the ground floor. On the first floor there are THREE AMPLE BEDROOMS and a family bathroom with a further bedroom on the top floor.

### SETTING THE SCENE

Approached via London Road in the centre of town you

will find hard standing driveway parking to the right hand side of the house suitable for two vehicles with a gate beyond leading to the main entrance to the side and the garage/workshop behind. There is another entrance door to the front onto the front pavement which could also be used if required.

### THE GRAND TOUR

Entering the house from the side approach off the driveway you will find an entrance hallway with built in storage and stairs to the first floor. Beyond the hallway is the kitchen/breakfast room which has wooden worktops with inset ceramic sink and drainer with cupboards beneath. Further worktop with cupboards under and recess with space for free-standing cooker, space for freestanding fridge/freezer, heated towel rail, space for table and chairs, single glazed window and stained wooden floorboards. A utility room leads off the kitchen and has space and plumbing for washing machine and tumble dryer. Beyond the utility is the useful ground floor W/C. Off the other side of the kitchen is the separate dining room or second reception with a feature fireplace housing a woodburner as well as window to the side and built in storage. Beyond the dining room is the sitting room with large windows to the front allowing plenty of natural light. You will find exposed timber beams, brick built fireplace, traditional front door to the frontage as well as In the corner of the sitting room a door leads into a study. A great ,multi-purpose room ideal for working from home as it can be closed away from the rest of the property and has a skylight window which allows the light to flood in. Heading up to the first floor you will find a long landing leading to the spacious master bedroom to the front of the property with an array of original features including ceiling and wall



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beams, dual aspect windows overlooking the front and staircase which leads to the attic room/bedroom four which has restricted head height. A window gives a great view looking down into the town centre. You will find two further bedrooms leading off the landing, both of which have single glazed sash windows. The family bathroom serves all the bedrooms and has a white suite comprising a panelled bath with shower over including a large rainfall head, vanity wash basin with cupboard under, tiled splashback and low level WC.

#### THE GREAT OUTDOORS

The extremely pretty rear garden is of a cottage style and offers the perfect oasis in the town centre. The garden is very private and fully enclosed offering a westly aspect with various exposed brick and flint walls. The garden is mainly laid to lawn with a range of planting beds and borders as well as mature trees and shrubs. You will find a paved patio ideal for dining as well as raised beds, timber shed and access to the workshop.

#### OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### FIND US

Postcode : IP20 9BW

What3Words : ///joys.afflict.lift

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyer are advised the property is Grade II listed whilst also containing various flying freeholds above and below the neighbouring terrace.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:

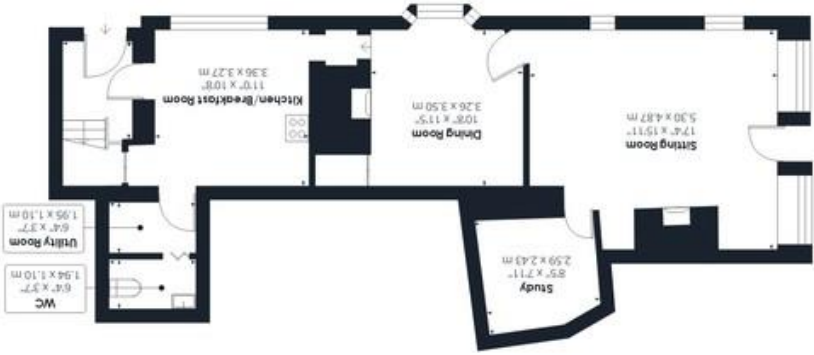


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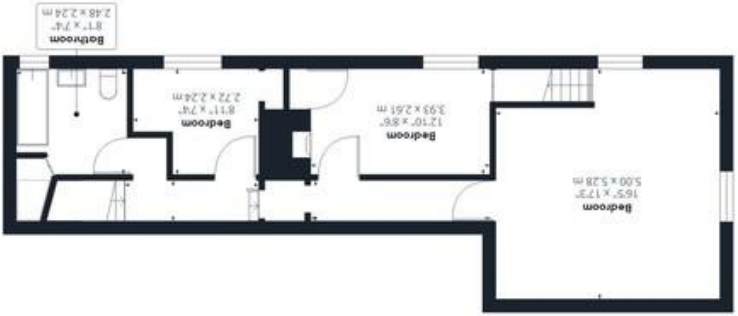
Floor 2 Building 1



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces  
Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>m</sup>  
1836.74 ft<sup>2</sup>  
170.64 m<sup>2</sup>  
Reduced headroom  
82.48 ft<sup>2</sup>  
7.66 m<sup>2</sup>