



Needham Road, Harleston IP20 9JY

welcome to

Needham Road, Harleston

Situated within a short walk of Harleston town centre is this beautifully restored Victorian semi-detached house with many of its original character features. Benefiting from a modern kitchen diner, lounge with a wood burning stove, two good sized bedrooms and a generous garden.

Description

Needham Road is located on the outskirts of the South Norfolk market town Harleston. The town itself features a supermarket, mix of local shops, pubs, cafes & restaurants and is located just 10 miles from the larger market town of Diss with a larger array of day-to-day amenities and recreational facilities including three supermarkets, local shops and main line rail link to London and Norwich.

To the front of the property there is a landscaped garden with a porch leading through the double glazed door into the living room. The room features high ceilings, wooden floor boards and a wood burning stove. On from the lounge you enter the hall giving access to the stairs to first floor and the rear aspect kitchen/diner. The kitchen is well appointed with a large island with the hob located in it, pantry cupboard and large dining room area overlooking the amazing garden accessed from the French doors. From the dining area you also have access to the utility cloak room with w/c and plumbing for washing machine. To the first floor are two bedrooms, one with feature fireplace. To the rear is the amazing family bathroom finished in a very classic style in keeping with the property. Finally from the dining room French doors into the generous sized garden. Beginning with a patio area leading up the path with laid lawn and mature shrubs and trees to the rear where there is a shed and rear gate.

Lounge

11' 10" Into Recess x 10' 11" (3.61m Into Recess x 3.33m)
Front aspect double glazed door and sash window, wooden floor, radiator, brick fireplace housing a wood burning stove, tv and telephone points.

Kitchen/ Diner

11' 10" x 20' 6" Into Recess (3.61m x 6.25m Into Recess)
Side aspect double glazed window and rear aspect double glazed french doors leading out into the garden. Fitted kitchen with wall and base units, porcelain sink and drainer, wooden work surfaces, island with gas hob, electric oven and pull up electric point. Radiator, tiled floor, integrated dishwasher, space for fridge/freezer, recessed spot lights, pantry cupboard and doors to;

Cloakroom

Side aspect double glazed window. Corner hand wash basin, low level flush WC, space for washing machine, radiator and tiled floor.

Landing

Radiator and carpet. Doors to;

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)
Front aspect double glazed sash window, cast iron feature fireplace, built in cupboard, radiator and wooden floor.





Bedroom Two

8' 2" x 8' 4" (2.49m x 2.54m)

Rear aspect double glazed window, wooden floor and radiator.

Bathroom

Rear aspect double glazed window, wooden cupboard with combi boiler, panelled bath with shower over, wash hand basin and high level flush WC. Part tiled walls, recessed spot lights, tiled floor and radiator.

Outside

To the front of the property is a landscaped garden with mature planted flowers and shrubs. Access to the rear garden via the side gate.

The rear garden is extremely generous in size. It is mainly laid to lawn enclosed by trellis and fencing. A paved pathway meandering up the garden providing access to a variety of different areas. A trellis separates the main garden from a paved entertaining area and a large vegetable plot beyond.



Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: B



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welcome to

Needham Road, Harleston

- Semi-Detached Victorian House
- Benefits From Original Character Features
- Spacious Modern Kitchen/Diner
- Lounge With A Wood Burning Stove
- Two Good Sized Bedrooms
- Family Bathroom And Cloakroom
- Generous Sized Rear Garden
- Walking Distance To Amenities

Tenure: Freehold EPC Rating: D

£250,000



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.focalagent.com

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Property Ref:
DSS110602 - 0002

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