



102

102 HIGH ROAD  
NEEDHAM, HARLESTON, NORFOLK, IP20 9LF





## An exceptionally high standard 4 bedroom detached house, in the peaceful village of Needham

**This prestigious property is an ideal family home for those looking for a village location, but close to local amenities. Some of the features to this high specification build include downstairs underfloor heating, Neff and Bosch integrated appliances and an oak wood staircase, windowsills and veneered doors. The accommodation consists of 4 double bedrooms, the principle benefitting from an en-suite, family bathroom, a large L shape kitchen/diner/breakfast room, living room, utility, and cloakroom. To the rear you'll find an enclosed easy to manage landscaped garden, mostly laid lawn with patio and field views. There is also ample off road parking and a single garage.**

### LOCATION

Needham is set along the Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, 2 hotels, a

number of cafes, restaurants and pubs. Diss train station has a mainline rail link to Norwich and London Liverpool Street.

### SERVICES

Gas fired heating and underfloor heating. Private treatment plant. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band E

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



4



1



2



9 miles



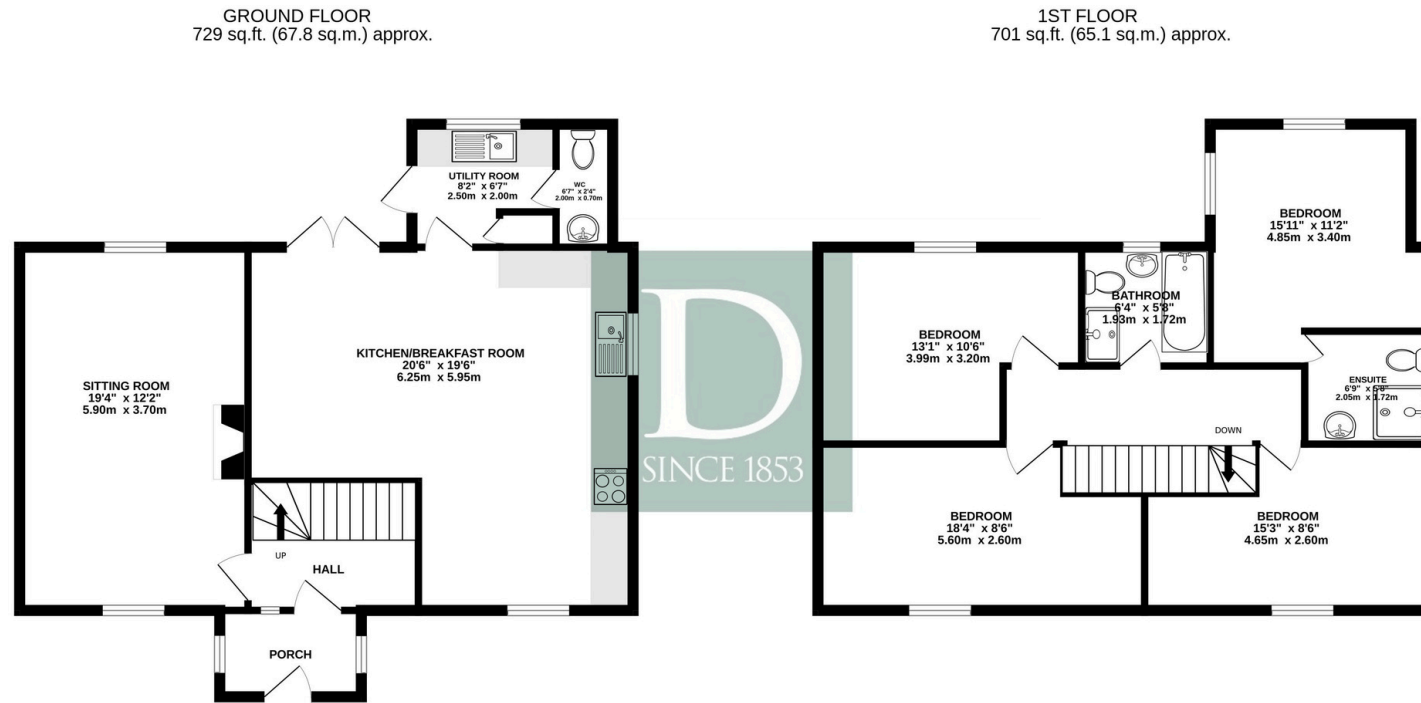
EPC







## FLOOR PLAN



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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### CONTACT US

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