



52 NEEDHAM ROAD  
HARLESTON, NORFOLK IP20 9JY



A versatile link-detached house in the popular market town of Harleston with a superbly landscaped rear garden and parking for several cars.

The property is an attractive established link-detached house to the south of the sought-after town of Harleston. There is off-road parking for four cars to the front.

The front door opens to the entrance hall with stairs to the first floor and a cloakroom. The sitting room is a good size and opens to the spacious conservatory that the vendors use as a dining room. There is a recently upgraded kitchen that is comprehensively fitted with an attractive range of contemporary wall and base units and a door to the garden. Off the kitchen is a useful utility room and a study/family room. On the first floor are three double bedrooms and a family bathroom.

The rear garden is a delight and has been landscaped by the current vendors. There is a patio to the rear and the garden has lawned paths and established borders with an extensive array of shrubs and trees together with a further seating area. To the rear of the garden is an excellent vegetable plot and workshop.

### LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

### SERVICES

Gas Central Heating, Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### VIEWING

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

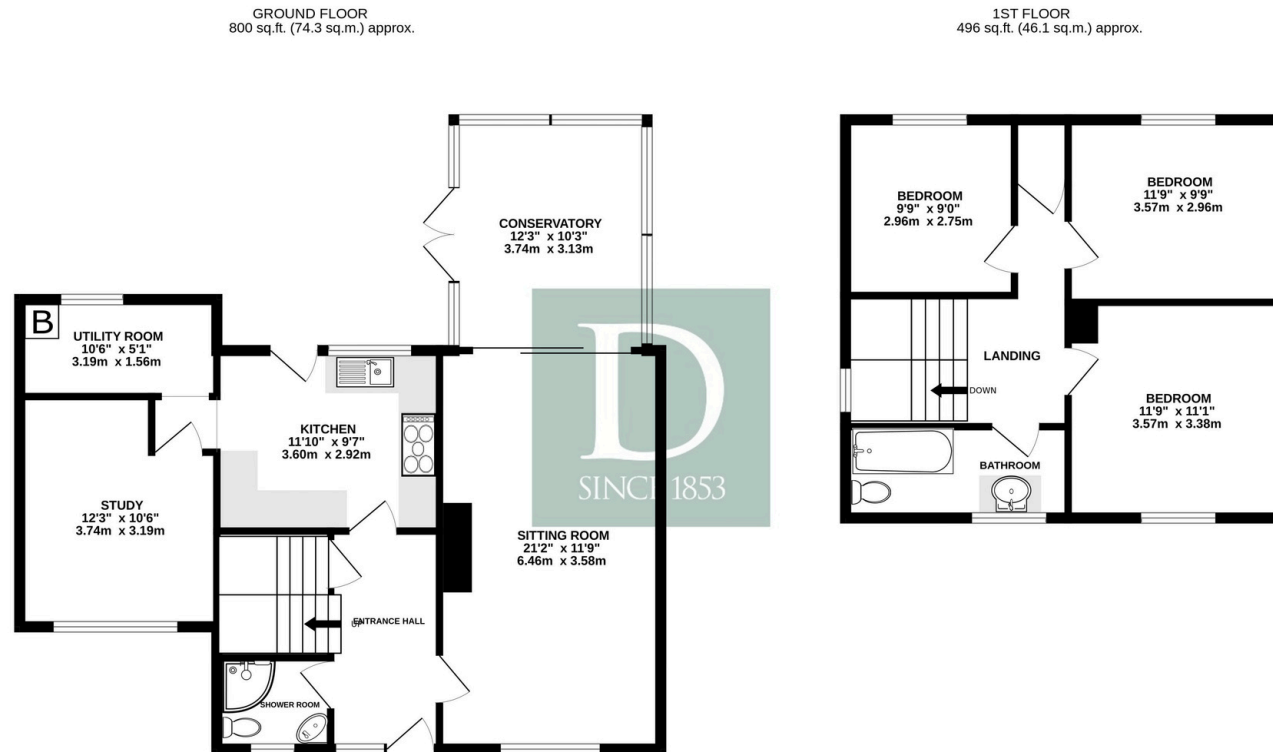
### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band C





## FLOOR PLAN



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

### IMPORTANT NOTICE

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### CONTACT US

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