



# THE OLD COACH HOUSE

4A STATION ROAD, HARLESTON, IP20 9ES





A spacious and highly versatile former coach house in the heart of the popular market town of Harleston offering over 2000 sq.ft. including the garage

The property is a substantial detached former coach house conversion in the east end of the popular market town of Harleston. It is conveniently situated for town centre amenities. The property has accommodation across two floors of over 2000 sq.ft. including the garage and offers space and versatility plus enormous potential to upgrade and configure to suit a variety of needs.

The front door opens to a porch, leading in turn to the triple aspect 'L-shaped' sitting/dining room. The kitchen is off to one corner and there is a cloakroom and inner lobby leading to the conservatory. At the other end of the ground floor is large utility/boot room with glazed double doors to the front. On the first floor is a substantial principal bedroom with walk-in wardrobe. It is considered that subject to pipework there there would be room to sub-divide creating an ensuite. The landing is divided into two distinct areas. There are two further bedrooms, a study area and a spacious shower room.

The property benefits from an

integral garage and further parking to the front. The garden is low maintenance with one area being a walled patio area for alfresco entertain. A path leads round to the front door where there is a small area of lawn and an attached garden store.

#### 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, hotels, 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).

#### LOCAL AUTHORITY

South Norfolk District Council and Tax Band D



3



1



1



9 miles



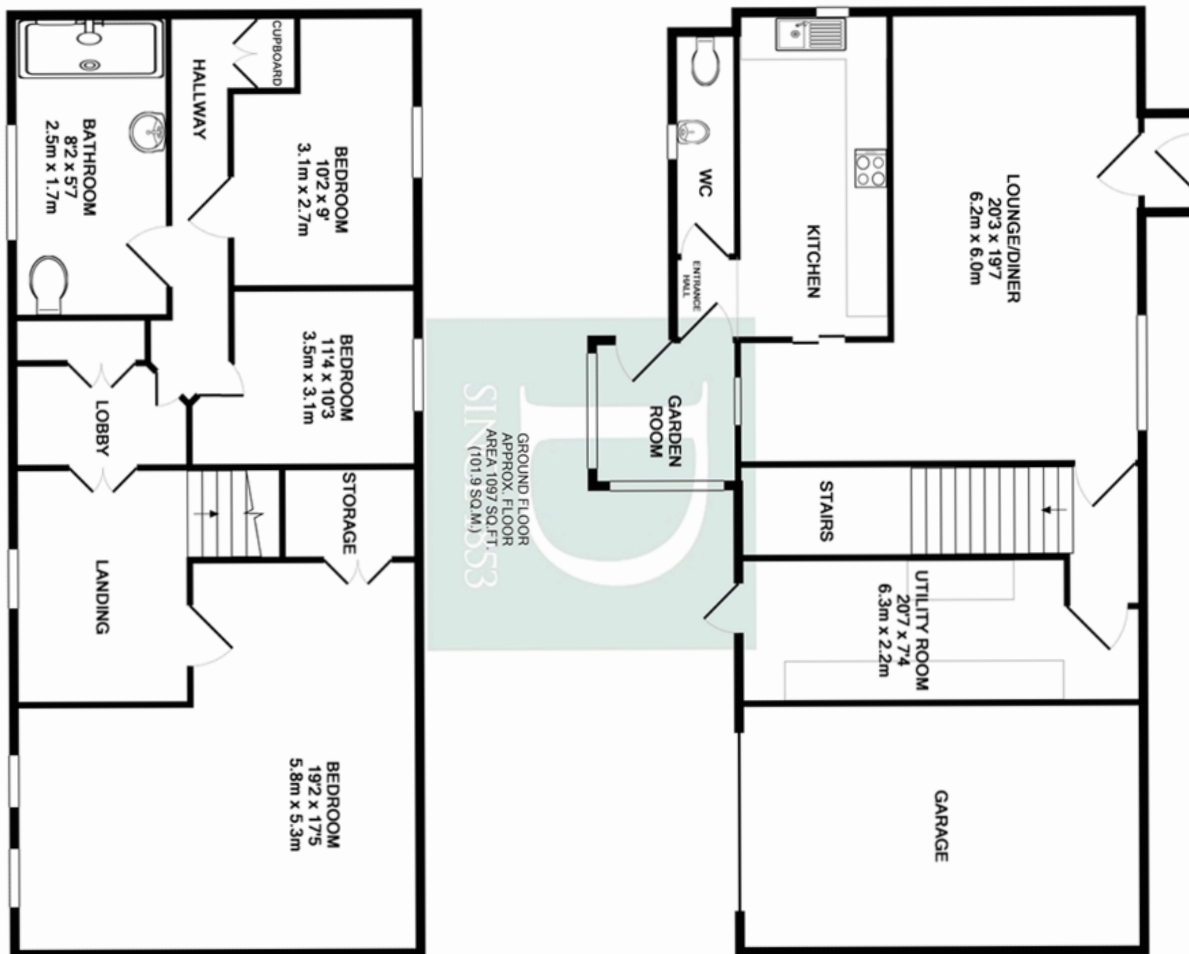
EPC







## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**