



12 WOODLANDS
HARLESTON, IP20 9DQ



A detached 3 bedroom home with huge potential to update and modernise, plus benefits from a garage, ample off road parking and gardens to front and rear

A detached and spacious family home with huge potential to update and modernise. It is tucked away in a peaceful cul-de-sac location, yet is within walking distance to amenities.

Steps lead up to the porch and on entering the hall is central within the house with the accommodation leading off it. There is a useful downstairs w.c and a large kitchen/ breakfast room with double doors leading to the rear garden. In addition, there is a further reception room which could be used as a dining room or a study. The property has split level downstairs living accommodation, with the living room being positioned above the garage. The living room boasts dual aspect views. Further steps lead upstairs, where there are three bedrooms, two of which also have dual aspect views, and a family bathroom.

The property sits back within its plot and has generous gardens to the front. There is ample off road parking in front of the single garage. To the rear, the garden is predominately laid to lawn and with a shingle stone patio area. It is

enclosed with mature hedging around the borders and offers a sense of privacy.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, vets, 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

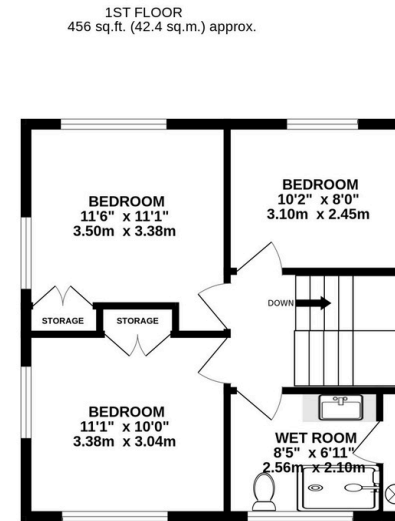
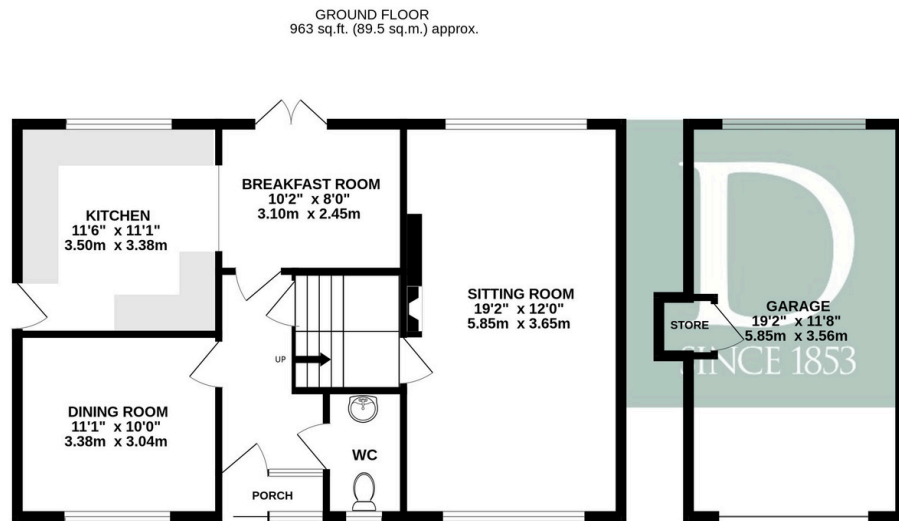
VIEWING

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





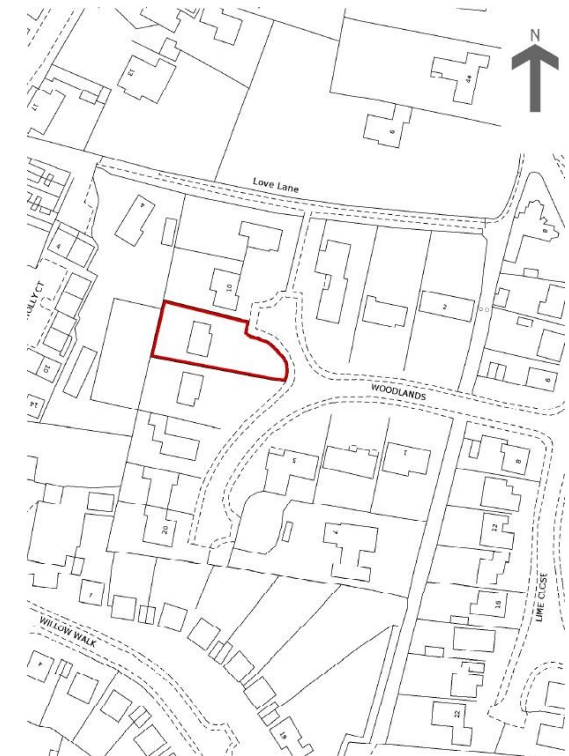
FLOOR PLAN



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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

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