



16 STATION ROAD
HARLESTON, IP20 9ES



An imposing detached bungalow with carriage driveway within Harleston.

16 Station Road is an excellent detached bungalow, offering further potential, that is situated on a corner plot within a sought-after and convenient residential location within the popular market town of Harleston. It is set back from the road with an impressive carriage 'in and out' driveway and well-stocked front garden. The bungalow has two large bay windows to the front with the front door to the centre. To one side of the entrance hall is a double aspect sitting room with door to the side garden. On the opposite side of the hall is the principal bedroom with en-suite wet room. There are two further bedrooms but the space is versatile and these can be used for differing purposes if required. There is also a main bathroom. To the rear of the property is a spacious kitchen/dining room which has been replaced by the current vendor with a comprehensive range of white wall and base units. There is also a door to the side.

Due to the corner plot the garden goes to the point and to the side is an area for alfresco entertaining with astro grass for low maintenance. There is a garden

shed and the garden continues around to the other side of the property.

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.

VIEWING

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

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
Tax Band C



3



1



2



11
Miles

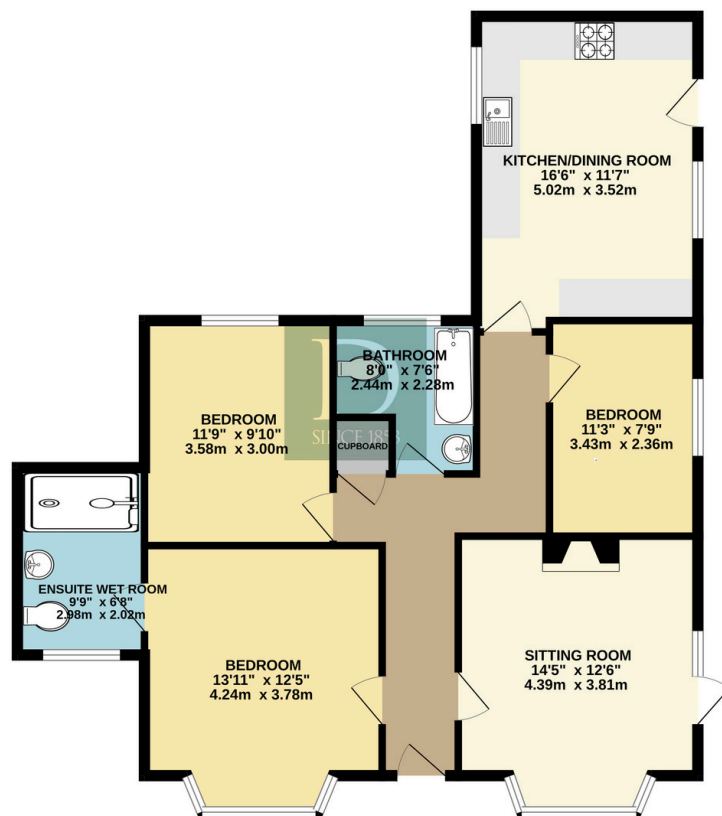


EPC



FLOOR PLAN

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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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- 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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