



TRADESMANS
CHURCH ROAD, ALBURGH, IP20 0DA



This beautiful detached home, offered for sale for the very first time, is situated in a small, exclusive development in the highly desirable village of Alburgh

When you enter the property the front door opens to a spacious hallway with stairs leading to the first floor. On either side, doors open to the sitting room at the front and an open plan kitchen-dining room to the rear. There is also a convenient cloakroom. The sitting room is a bright and welcoming space, featuring a large bay window and a cosy wood-burning stove. The heart of the home is the open-plan-kitchen-dining room, which is equipped with a wide range of units, a split-level double oven, and a sink with a separate drinking tap. The breakfast bar island with additional storage provides a great space for casual dining. Sliding patio doors connect this space to the rear garden, perfect for indoor-outdoor living and entertainment. The first floor offers three bedrooms. The main bedroom has its own en-suite bathroom.

Outside, a gravel driveway provides ample off-road parking and leads to the carport and garage. A paved pathway leads to the front door. The delightful rear garden offers a high degree of privacy and is beautifully landscaped with well-stocked

flowerbeds and borders. It features a lawn area and a terraced patio with a covered pergola, as well as an additional covered area to the side of the terrace.

LOCATION

There is a strong sense of community between the villages of Alburgh and Denton and between them they offer a wide variety of different clubs and societies, including the Grain Brewery. The Alburgh with Denton primary school which incorporates a pre-school is very well regarded and it's a short drive to shops and services to the market town of Harleston (4 miles). Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops, schools, hotels, cafes, restaurants and pubs.

SERVICES

Oil fired central heating. Mains drainage, water and electric. Property benefits from solar evacuated tubes to heat water. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band D





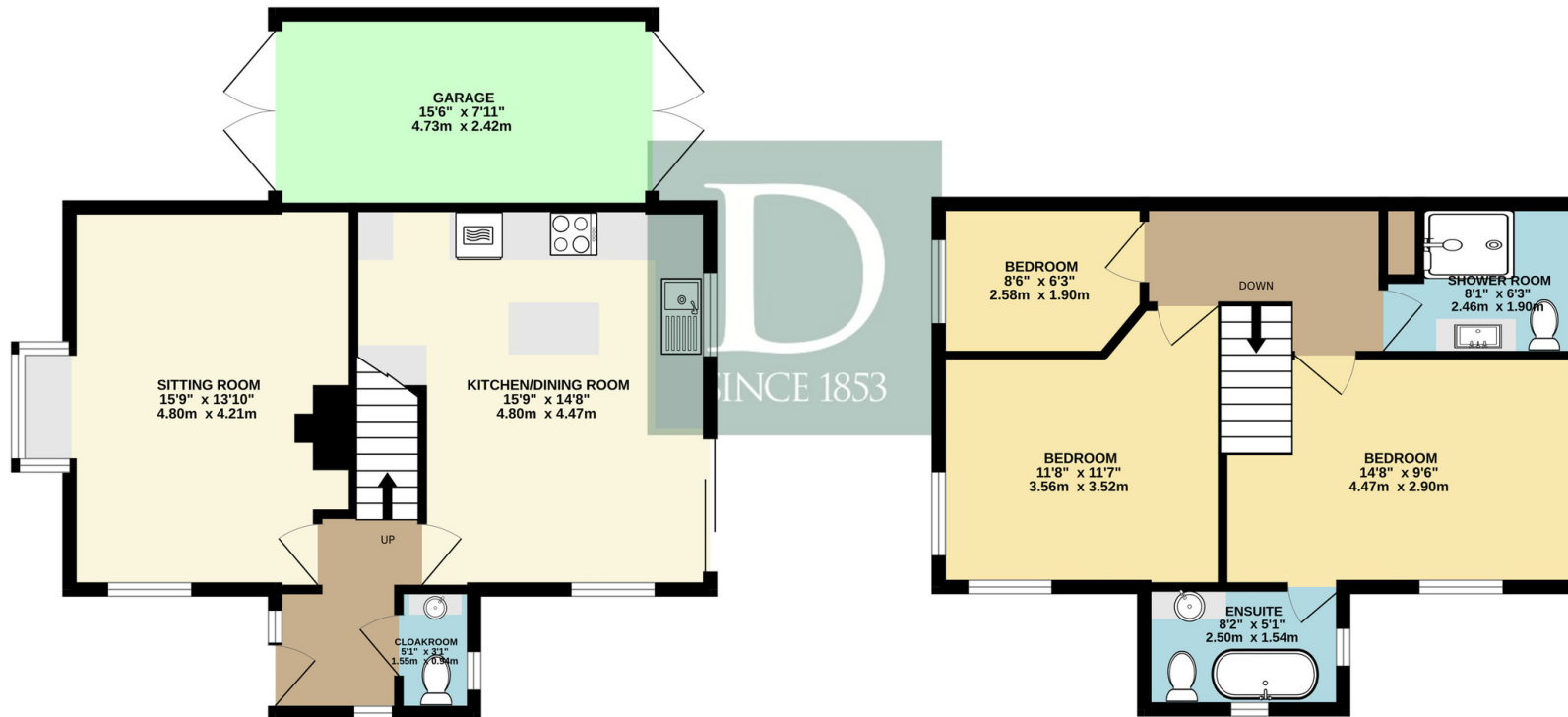




FLOOR PLAN

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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CONTACT US

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

Tel : **01379852217**

Email : **harleston@durrants.com**

