



34 LONDON ROAD

HARLESTON, NORFOLK IP20 9BW



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Situated in the well-served and vibrant town centre, sits this beautiful Victorian townhouse. Built in 1893, this beautifully proportioned 4/5 bedroom townhouse is divided across three levels offering an array of flexible accommodation.

The property offers original features such as two beautiful floor to ceiling French doors, an imposing marble fireplace, and a lovely plaster ceiling rose. There are high ceilings throughout. Along with its owner's modern design aesthetic, the house is an inspiring example blending character with the contemporary. The ground floor comprises a large living room, kitchen and dining room. On the first floor is a large additional family room, a further bedroom currently used as a study, and a large shower room. The third floor has two double bedrooms, a small single, and a family bathroom.

The front garden comprises a small lawn, clipped box hedging and fragrant old fashioned roses. The rear garden overflows with yet more roses and blowy perennials. A formal rear courtyard houses a variety of standards such as olives,

maple and an eccentric ginkgo tree. There is a rear driveway with parking space for 2 cars.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and vets, schools, hotels, cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities.

SERVICES

Gas fired central heating. Mains drainage, water and electricity. (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.



4



2



2



9 miles



EPC



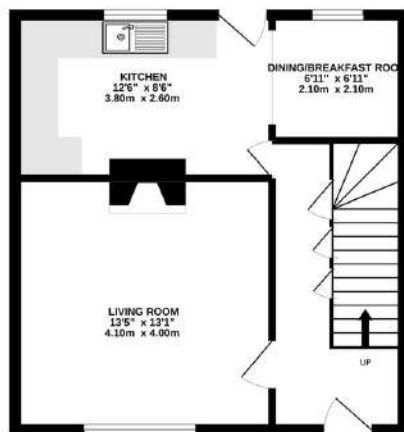




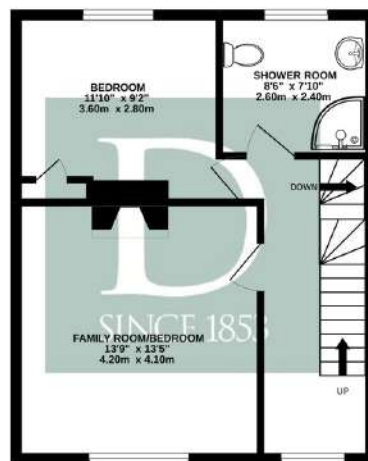
FLOOR PLAN

LOCATION MAP

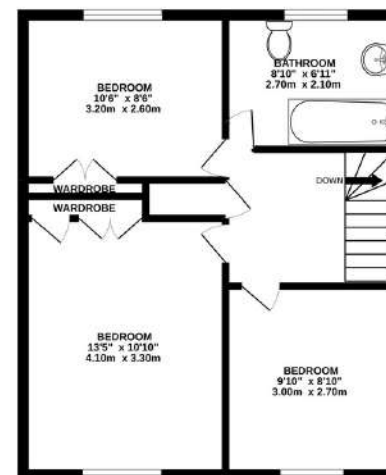
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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