



10 SWAN LANE
HARLESTON, IP20 9AN



A spacious and versatile former rectory in the heart of the popular market town of Harleston. Whilst recently redecorated throughout the property offers enormous potential to update and personalise

The property is a spacious detached house in the heart of Harleston, until recently used as the rectory. The property has light, spacious and versatile accommodation and offers huge potential to update and personalise although recently redecorated throughout.

Approached from the road via a sweeping tarmac driveway providing off-road parking for several cars plus a detached garage, the house sits in an elevated position. There is an entrance porch leading to the entrance hall. To the front is a triple aspect sitting room with ornamental fire surround. There is a further reception room to the front which could be a study or snug. There is a dining room off the hall leading to the kitchen/breakfast room. It is fitted with a range of base and wall units and has a large window overlooking the garden. Off the kitchen is a useful utility room with access to the garden. The turn stairs rise to the first floor landing which has a large picture window to the rear. There are four double bedrooms plus a family bathroom.

To the rear of the property is a delightful established garden which is laid principally to lawn, bordered by some mature trees. The garden is interspersed with shrubs plus there is a small pond. To the rear of the garage is a useful store/workshop.

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. Diss which is 11 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

SERVICES

Gas 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 Council & Tax Band E



4



3



2



0.24
acres



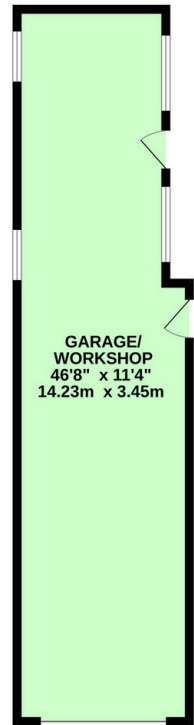
9 miles



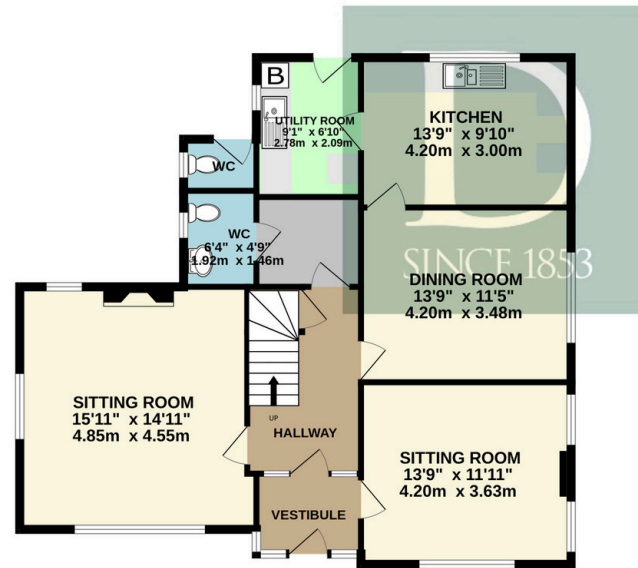
EPC



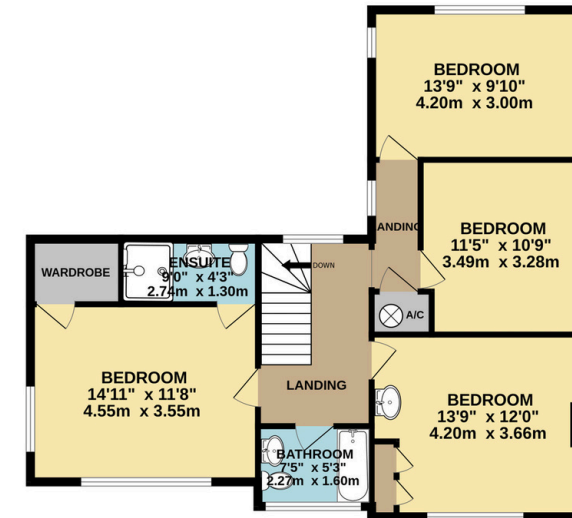
FLOOR PLAN



GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 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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