



31 STATION ROAD  
HARLESTON, IP20 9ES





A charming semi-detached period cottage in a sought-after and convenient residential position within Harleston. The house has off-road parking for 3 cars which is a real benefit in the town

The property is a charming semi-detached period cottage in the heart of Harleston and convenient for local amenities. It has been a loved home by the current vendors and is well presented and versatile.

The front door opens to a sitting room with feature fire surround. The room has been extended to one side with the addition of a conservatory area. This makes the room feel more spacious. Double doors open to the garden. A door leads from the sitting room into the dining room. Stairs rise to the first floor. The dining room is open plan to the kitchen which is fitted with a comprehensive range of wall and base units. Off the dining room is a lobby with door to the front. There is a cloakroom and a further useful room that the vendors use as a study. On the first floor are two double bedrooms and a spacious bathroom. A staircase leads to the second floor with a loft room plus a store room. Please note there is restricted head height.

Externally there is an enclosed garden with a patio for alfresco entertaining. The house has a driveway to the side offering off-

road parking for three cars which is of great benefit in the town location.

#### 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.

#### 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 Council & Tax Band B

#### AGENTS NOTE

Please note the neighbour has a pedestrian right of along along the drive to access their garden.



2



3



1



9 miles



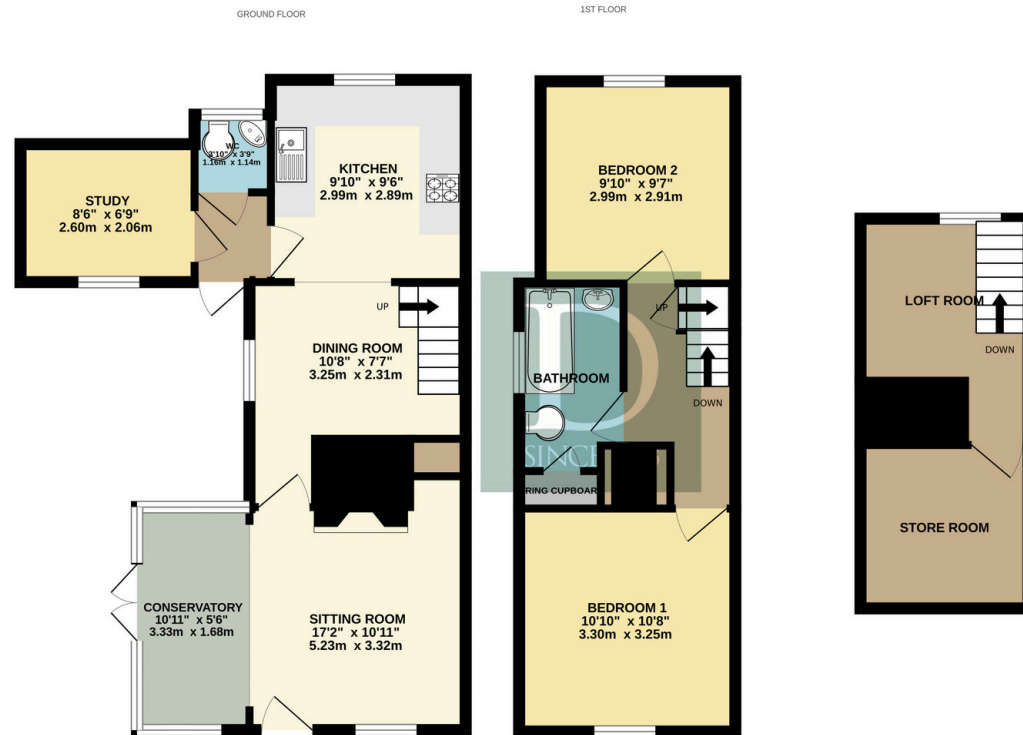
EPC







## FLOOR PLAN



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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2ND FLOOR

## BOUNDARY PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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### CONTACT US

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