



4 SOUTHGATE

SHOTFORD ROAD, HARLESTON, IP20 9JR



An attractive family home in a sought-after cul-de-sac within Harleston. It has a delightful established garden and the benefit of a striking Grade II Listed dovecot

The property is an attractive detached family house built in 2000 with painted rendered elevations. The house has been well-maintained and offers spacious and versatile accommodation. It is located in a highly sought-after residential location within the popular market town of Harleston. The development was constructed within the grounds of a substantial period house next door and the original historic dovecot which is Grade II Listed forms part of this property.

The front door opens to a spacious entrance hall which in turn gives access to all principal ground floor rooms. There is a double aspect sitting room with feature fireplace, double doors to the dining room and also access to the garden. The dining room overlooks the garden and the two rooms interconnecting makes for great entertaining space. There is an impressive kitchen that opens into a triple aspect breakfast room. The kitchen is fitted with a comprehensive range of wall and base units with granite tops. There is a useful utility room, plus a garden/boot room with door to the adjoining double garage. A

cloakroom completes the ground floor. On the first floor is a spacious principal bedroom with two double fitted wardrobes and ensuite shower room. There are three further bedrooms with fitted wardrobes and a family bathroom.

The gardens are a delightful feature of the property and wrap around the house and include areas of lawn plus superb well-stocked borders and greenhouse. There is a driveway for three cars in front of the garage. The historic dovecot it located at the front of the property and is currently used for storage.

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, vets, schools, hotels, cafes, and pubs. There is a strong sense of community.

SERVICES

Gas central heating & gas fireplace. 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 F



4



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2



9 miles



EPC

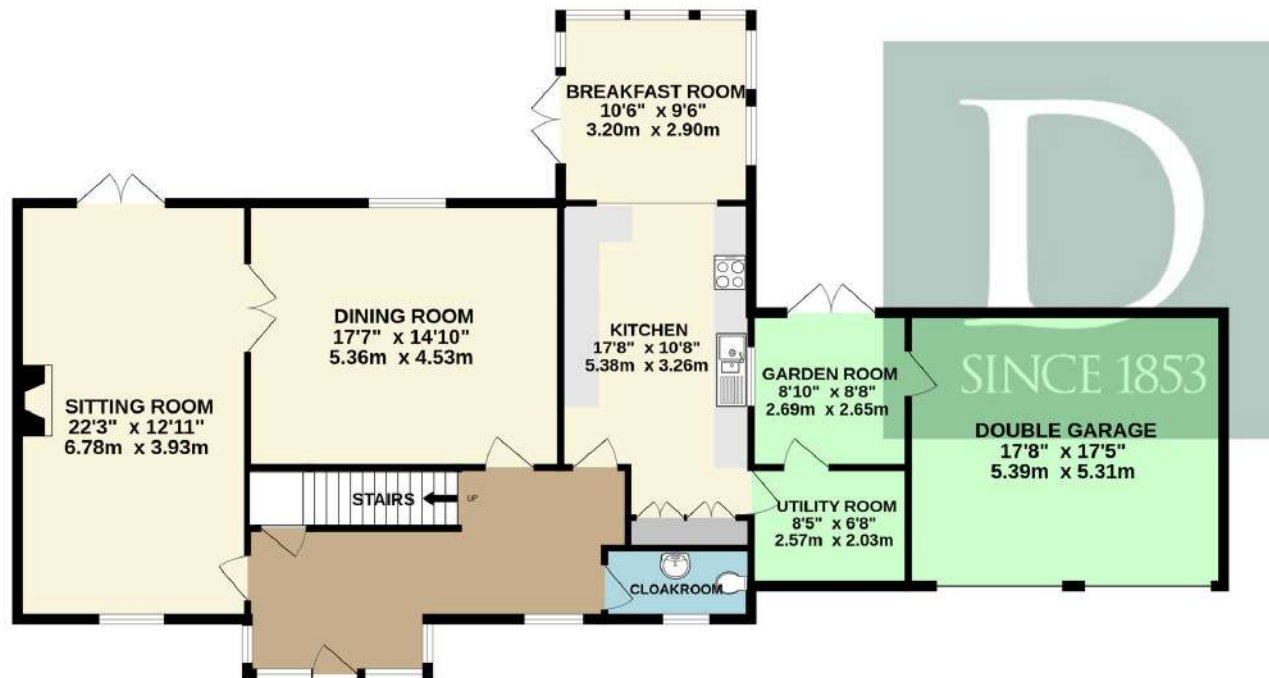








GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2474 sq.ft. (229.9 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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SINCE 1853

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CONTACT US

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

Tel : **01379852217**

Email : **harleston@durrants.com**

