



*The Firs, London Road,  
Harleston, Norfolk.*



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A delightful semi-detached Victorian home, situated in a prominent position just a stone's throw from the town centre. The property has been sympathetically updated by the current owners to a particularly high standard whilst retaining the wonderful original features and offers well presented and flexible accommodation. There is a double garage and parking to the rear and beautiful and attractive, established gardens to the front and rear.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Side Conservatory
- Study
- Kitchen/Breakfast Room
- Utility Room/WC
- Garden Room
- First Floor Landing
- Three Bedrooms
- Shower Room

Outside

- Pretty Front Garden
- Double Garage
- Off-road Parking
- Attractive and well tended rear garden
- Convenient for the town centre



### The Property

The front door opens into the welcoming hallway with original tiled floor and staircase rising to the first floor. To the right hand side is the sitting room with a fine original marble fireplace creating a stunning focal point and bay window to the front aspect complete with fitted plantation shutters. Back into the hallway the conservatory is to the left hand side and a study area with fitted bookshelves and window to the side aspect leading into an inner lobby with external door to the side and useful storage cupboard. The dining room again has a lovely original cast iron fireplace and double doors leading into the garden room and through to the kitchen/breakfast room which is fitted with a traditional range of base and drawer units, fitted shelving, work tops with 1 ½ bowl ceramic sink, space for a cooker and two windows to the side. A door from the kitchen leads to a utility room/WC with plumbing for a washing machine, window to the rear, wash basin and WC. From the hallway stairs rise to the first floor landing with window to the side aspect. The master bedroom overlooks the front with two built-in wardrobes, original fireplace and wooden floorboards. There are two further bedrooms, both overlooking the rear the larger room has an original fireplace, built-in cupboard and wooden floorboards. The third bedroom has fitted shelving and hanging space and cupboard housing the gas fired boiler. The well appointed shower room has an opaque window to the front, corner shower cubicle, pedestal wash basin, WC and loft access hatch.



## Outside

The pretty front garden is planted with a selection of roses and lilies and is enclosed by a low brick wall and railings with a gate and path leading to the front door. A public roadway to the left hand side leads to the double garage with power and light connected and double gates opening onto a shingled parking area. The wonderful rear gardens offer a good degree of privacy and seclusion and have been beautifully tended by the current owners. Immediately to the rear of the property is a shingled seating area which leads through to a paved area with a pergola covered with an established wisteria. The lawned garden has a covered seating area with power and lighting, a perfect space for outside dining. There is also a timber garden shed. At the rear is the vegetable garden with poly tunnel, raised bed and potting area.

## Location

The property is conveniently situated for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Gas fired central heating and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: TBC

### Local Authority

South Norfolk District Council  
Tax Band: C  
Postcode: IP20 9BW

### Agents Note

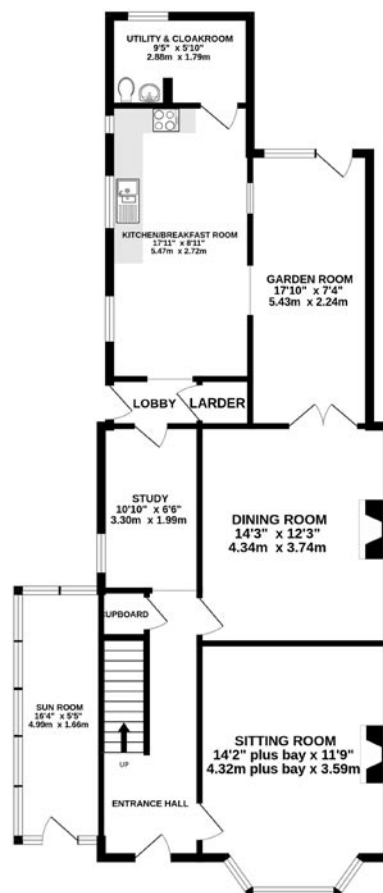
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £495,000

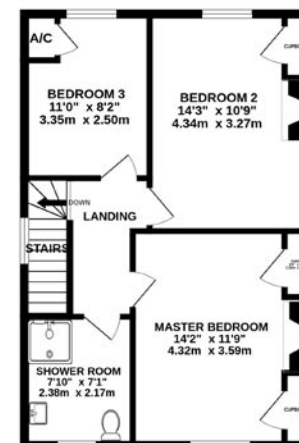
GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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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1ST FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



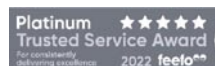
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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