



THE STORY OF

# 13 Station Road

*Harleston, Norfolk*

SOWERBYS



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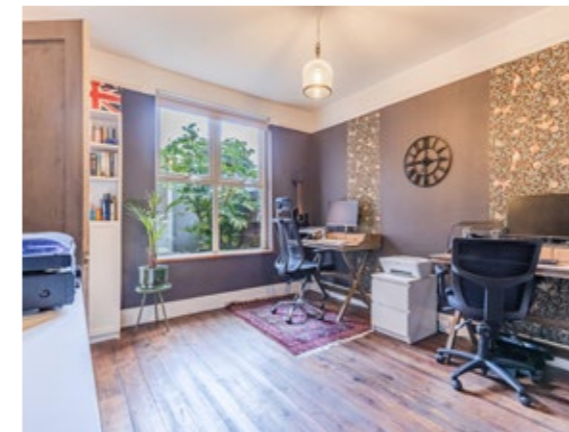
Harleston, Norfolk  
IP20 9ES

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Impressive Edwardian Townhouse  
Fine Sitting Room with Fireplace  
Study/Second Reception Room  
Incredible Kitchen Breakfast Family Room  
Utility Room and Cloakroom Room  
Two First Floor Bedrooms  
Impressive Family Bath and Shower Room  
Two Second Floor Bedrooms  
Well Landscaped Garden  
Detached Garage and Ample Parking  
Further Secret Garden

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This truly impressive four bedroom Edwardian villa has been sympathetically updated to a high standard whilst retaining a wealth of period features including a original Minton tiled entrance hall floor, cornicing, picture rails and fireplaces. The sitting room to the front benefits from a fine fireplace and a square bay window with leaded glass flooding the room with plenty of natural light. A well appointed study or second reception room, perfect for those working from home or those who enjoy formal entertaining.

To the rear of the property, the footprint has been extended to create the most impressive partially vaulted kitchen/breakfast family space. You will find so much natural light flooding the room. Space for a table to enjoy family gatherings, a lovely area to accommodate sofas with great views of the garden and not to mention the modern kitchen with plenty of workspace on the island and storage. Doors then draw you out on to the well landscaped courtyard garden. In addition, there is a well appointed utility room with a cloakroom and shower.

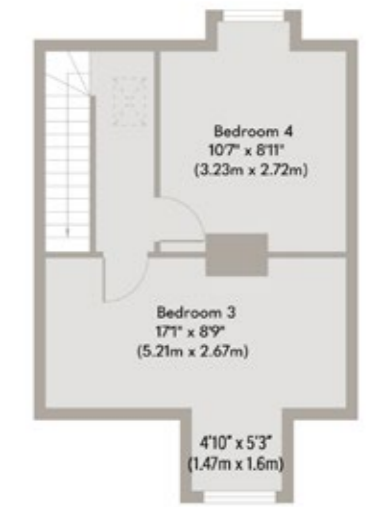
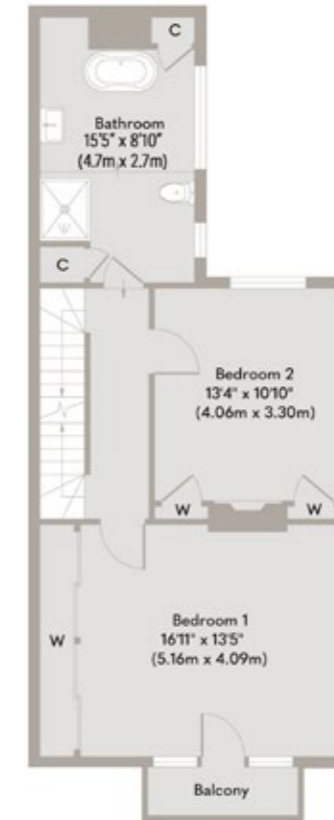
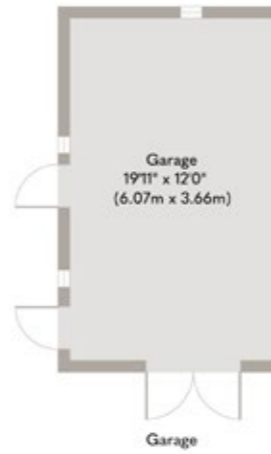
The first floor is home to tow spacious bedrooms and a superb modern well fitted family bath and shower room. The top floor is home to a further two bedrooms.

To the front a cottage style garden and pathway lead to the front door. To the rear, the well landscaped courtyard is a wonderful space to relax and entertain. A paved terrace, inter planning with the gravel beds and established shrub borders. Beyond the gate is a shared driveway. A detached garage and hard standing for ample cars or motorhomes. Beyond you will find a lovely secret garden with a terrace, established shrub boarders, fruit trees and lawn. A perfect place to escape the hustle and bustle of day to day life.



So much natural light  
flooding each room.





Ground Floor  
Approximate Floor Area  
1091 sq. ft  
(101.32 sq. m)

First Floor  
Approximate Floor Area  
618 sq. ft  
(57.44 sq. m)

Second Floor  
Approximate Floor Area  
396 sq. ft  
(36.77 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Harleston

## A CHARMING MARKET TOWN

Harleston is a charming market town in the county of Norfolk, close to the border with Suffolk. Known for its historic character, independent shops, and welcoming community, Harleston combines traditional English countryside charm with a lively local atmosphere.

The town has a rich history dating back many centuries and still retains many attractive Georgian and Victorian buildings. Its bustling centre features a variety of small businesses, cafés, antique shops, and local services that give the town a distinctive personality. A weekly market continues the long-standing tradition of trade and community gathering that has shaped Harleston over the years.

Surrounded by rolling countryside, Harleston is popular with walkers, cyclists, and visitors seeking a quieter pace of life. The nearby River Waveney and rural landscapes provide scenic beauty and opportunities for outdoor activities. Despite its peaceful setting, the town remains well connected to larger centres such as Norwich and Ipswich. The nearby town of Diss provides convenient rail connections, including direct services to London via the mainline station, making the area attractive for commuters and travellers alike.

Harleston is often praised for its strong sense of community, regular local events, and blend of history and modern rural living, making it one of south Norfolk's most appealing small towns.



### Note from Sowerbys



“A home that beautifully balances period character with thoughtful modern living.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 8236-9125-4600-0879-2296.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///from.emeralds.cactus

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# SOWERBYS

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