



46 LONDON ROAD  
HARLESTON, IP20 9BW



An imposing and superbly presented Victorian semi-detached house in a highly convenient location within Harleston. The property has wonderful stylised interiors, substantial garage and a delightful partly walled garden.

The property is a prestigious Victorian semi-detached house, built in 1863 with gothic influences. It has been owned by the current vendors for over thirty years and offers wonderfully proportioned rooms with Victorian features such as high ceilings and period fireplaces. However the interior has been beautifully styled with strong 1950s influences, both British and American. The result is a striking period home with a real sense of warmth and character.

Please note that the vendors intend to take some of the free standing units. The vendors extended the house at the rear to create a useful utility room with door to the garden and a shower room. On the first floor are three double bedrooms, each with their own character and large windows. They also have period fireplaces which adds to the charm. There is a modern family bathroom to the rear with rolltop bath taking inspiration from the Victorian period.

Arched double front doors on an angle open to the spacious entrance hall which is at the heart of the ground floor and off which every room leads. At the front is a well-proportioned sitting room with an impressive Victorian fire surround and inset tiles. There is a double aspect dining room which has French doors to the garden and is a perfect Victorian and 1950s fusion. An arch from the hall leads to a spacious kitchen/breakfast room overlooking the garden. The kitchen is a wonderful homage to the 1950s whilst fused with modern appliances.

The property is approached from the road via a tarmac driveway providing parking for several cars. It leads to a substantial timber garage with workshop area to the rear. The rear gardens are a delight and an excellent size for the town centre. It is partly walled which adds to the character and laid principally to lawn. The vendors have created different seating areas to make the most of the sun and there is a charming summer house.

#### AGENT'S NOTE

Please note that although the EPC says the ground floor has suspended floors, they are in fact solid.



3

2

2

9 Miles

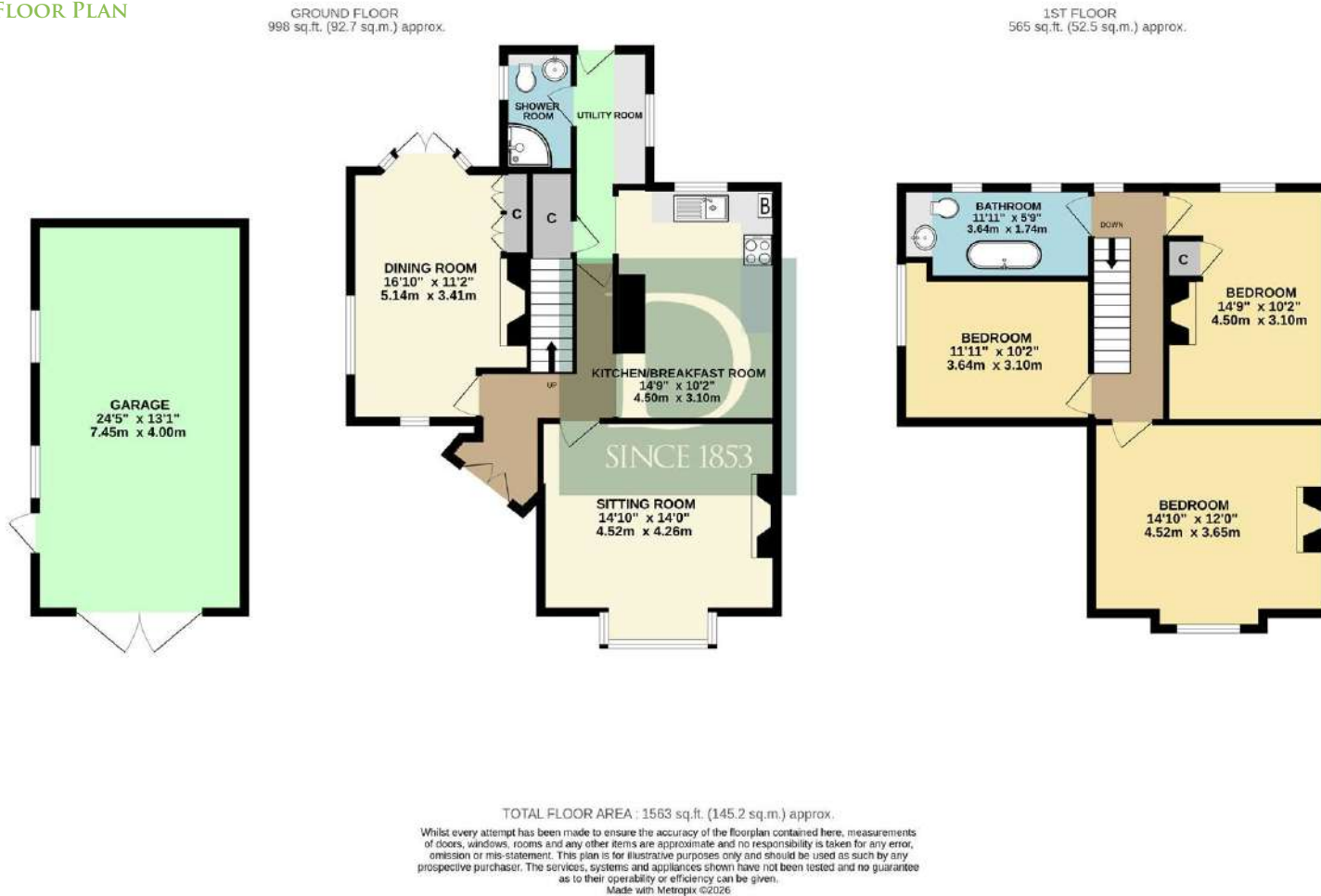
EPC







## FLOOR PLAN



## 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 veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of 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 10 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 fired central heating with multi fuel stove. Mains water, electric and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

## LOCAL AUTHORITY

South Norfolk Council - Band C

## ENERGY PERFORMANCE

D Rating

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

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## CONTACT US

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