



17A, BROAD STREET
HARLESTON, IP20 9AZ



A charming three-storey period cottage with two double bedrooms, a versatile attic room and spacious accommodation, ideally located in the heart of the town.

Occupying a convenient town centre position, this charming period cottage offers surprisingly spacious and versatile accommodation arranged over three floors, combining character features with modern improvements. The property comprises a welcoming sitting room leading into a generous kitchen/dining room, fitted with a range of units, ample work surfaces and an attractive original brick fireplace incorporating the oven and hob. Recently fitted flooring enhances the ground floor. The first floor provides two double bedrooms, including a characterful principal bedroom with exposed beams and built-in wardrobes, together with a family bathroom. On the second floor, a bright and adaptable attic room offers excellent additional space, ideal as a home office, studio, hobbies room or occasional guest bedroom, with useful loft storage.

SERVICES

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

LOCAL AUTHORITY

South Norfolk District Council
Tax Band: B
Postcode: IP20 9AZ

LOCATION

The property is situated in 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.



2



1



1



9 Miles

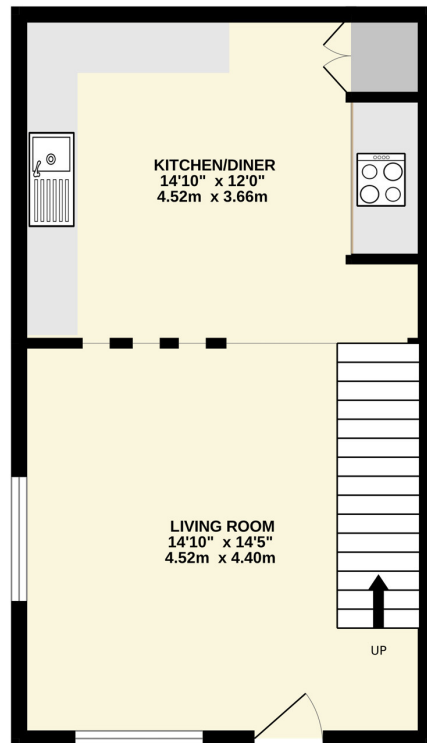


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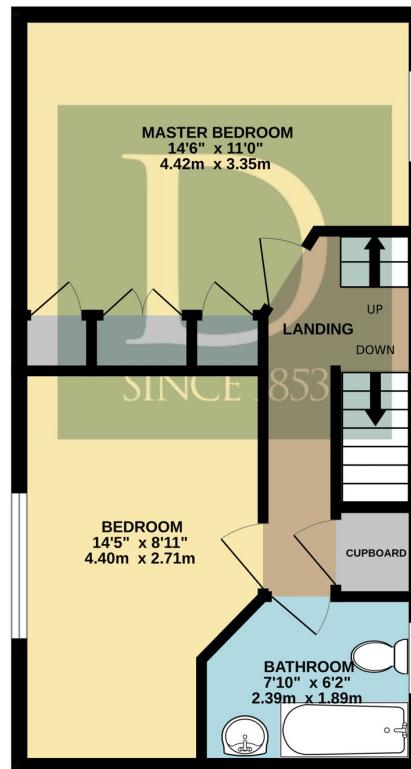


FLOOR PLAN

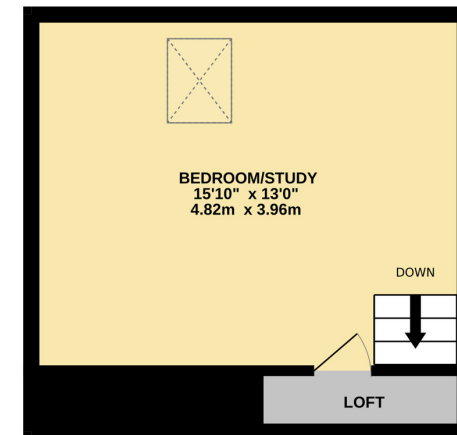
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.2 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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