



1 POPLAR COTTAGES

CROSS ROAD, STARSTON, IP20 9NH



A spacious and extended semi-detached house adjoining open farmland on the edge of the popular village of Starston. The house offers versatile accommodation, an established garden and parking for several cars

Offered with no onward chain the property is a spacious, extended semi-detached house along a semi-rural lane on the edge of the popular village of Starston, near Harleston. The property is one of a pair and adjoins open farmland.

The house is approached from the road via a driveway providing off-road parking for several cars. The front door opens to the entrance hall with stairs to the first floors. There is a sitting room to the front with an open fireplace. The kitchen is to the rear and fitted with a range of white wall and base units plus a pantry. Double doors lead to a conservatory. Off the kitchen is a w.c and useful separate utility room. As part of the extension is an additional reception room with double doors to a decked terrace. On the first floor is a spacious double aspect principal bedroom with large wardrobe and ensuite bathroom with corner bath. There are three further bedrooms and a family bathroom.

Externally, in addition to the driveway is a timber garage with garden store to the rear. The gardens are principally laid to lawn

and bordered by mature hedging. Both the house and garden offer huge scope for an incoming buyer to put their own stamp on it.

LOCATION

The property is approximately a mile West of the market town of Harleston. Harleston has many historic buildings, an excellent range of independently owned shops, a supermarket, doctors, veterinary surgeries, and schools to G.C.S.E. level. There are 2 hotels, as well as a number of cafes and public houses. The property is approximately 9 miles from the mainline station at Diss, and 20 miles from the Cathedral city of Norwich.

SERVICES

Oil fired central heating and underfloor heating. Drainage via a shared septic tank which is located in next-doors garden. Mains water and electric. (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 B



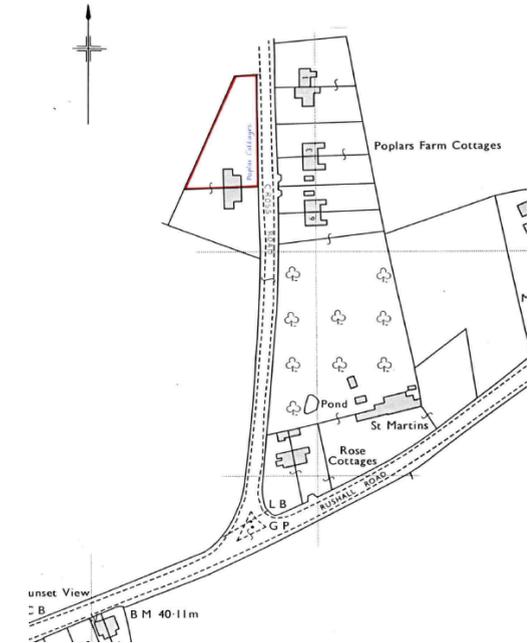
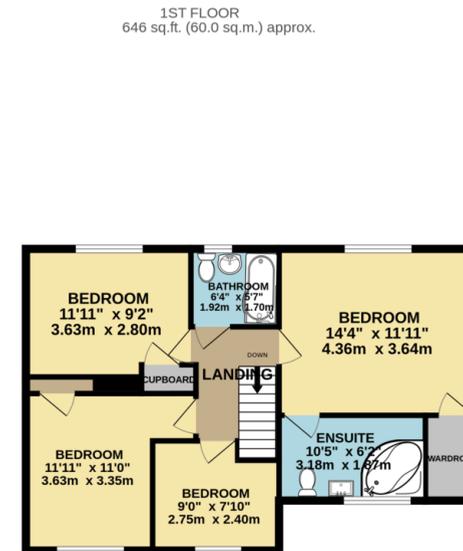
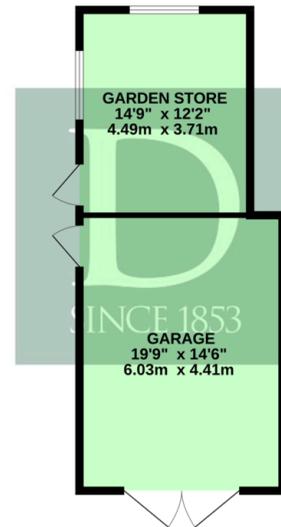
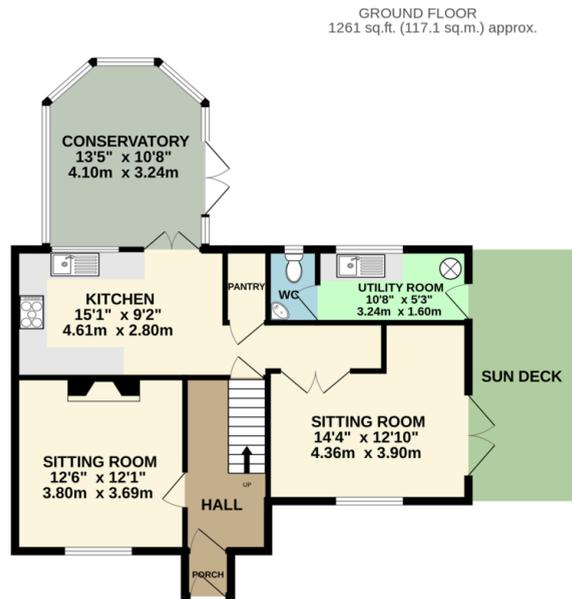






FLOOR PLAN

LOCATION MAP/ BOUNDARY PLAN



TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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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