

DURRANTS
SINCE 1853

9 BRIAR ROAD
HARLESTON, IP20 9DU



A thoughtfully improved and beautifully presented home combining generous accommodation, a stylish kitchen/dining space, flexible ground-floor living and a substantial garden .

There is a pleasing sense of character throughout this thoughtfully improved home, combining stylish finishes with practical family accommodation. The ground floor offers a generous sitting room, impressive kitchen/ dining room, cloakroom and versatile occasional bedroom/ study, while upstairs are three well-proportioned bedrooms and a contemporary family bathroom.

The kitchen/dining room is a particular highlight, with contemporary cabinetry, timber-effect worktops, integrated appliances and excellent natural light creating a bright and sociable space.

The sitting room is equally inviting, featuring deep blue walls, timber flooring, a stove and glazed doors opening onto the rear garden.

The flexible occasional bedroom/ study offers excellent versatility as a home office, guest room or hobby space, with fitted storage and plumbing for a washing machine.

Upstairs, all three bedrooms are

comfortably proportioned, with the principal bedroom and secondary bedroom both benefitting from integrated cupboards. The stylish family bathroom features a bath with shower, contemporary tiling and heated towel rail.

Outside, the property benefits from ample shingle parking for at least six cars, side access and a deep rear garden, predominantly laid to lawn with a paved terrace, providing an excellent space for outdoor entertaining and family enjoyment.

SERVICES

All mains services are connected.
(Oil fired central heating)

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band: B

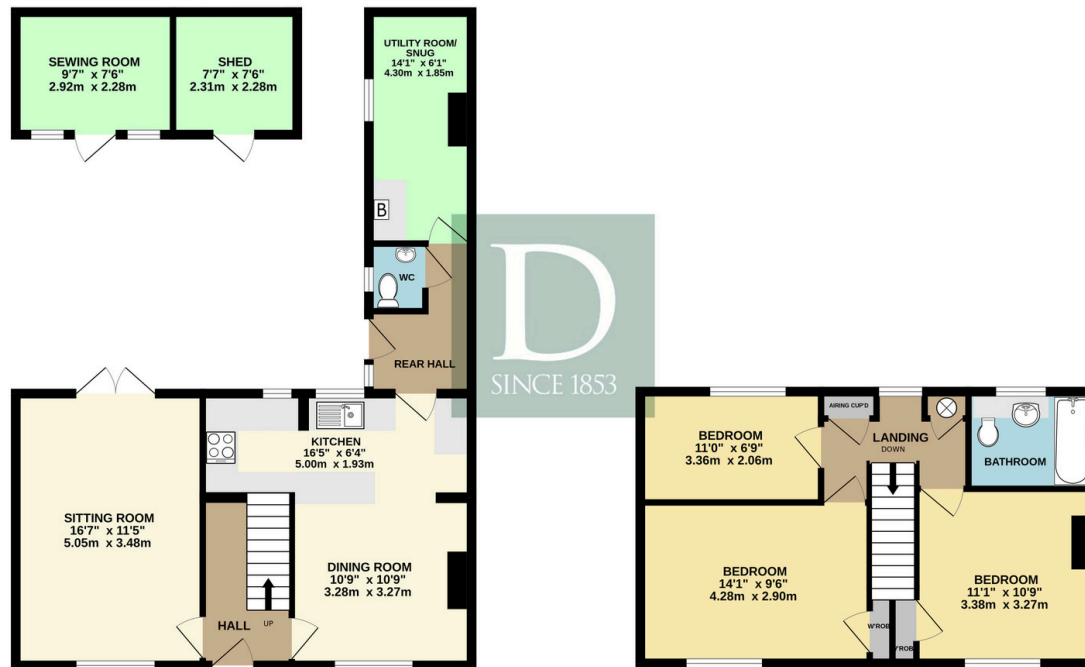




FLOOR PLAN

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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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LOCATION

Harleston is a highly regarded market town, offering an attractive mix of independent shops, cafés, restaurants and everyday amenities, whilst the surrounding countryside provides an abundance of opportunities for walking and enjoying the Norfolk/Suffolk border landscape. The property therefore combines the convenience of town living with easy access to the surrounding rural setting.

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