



Harleston Road | Rushall | IP21 4RT

Guide Price £269,950

twgaze

# Harleston Road | Rushall | IP21 4RT Guide Price £269,950

Refurbished and extended semi-detached house. 3 bedrooms. Ground floor shower room, first floor bathroom and en-suite. Generous gardens to front and rear. Ample driveway space. Rural location with field views to front and rear. No chain.

- Semi-detached house
- 3 bedrooms
- Ample driveway space
- \*\*NO ONWARD CHAIN\*\*
- Refurbished and extended to the rear
- Ground floor shower room, first floor bathroom, En-suite
- Generous garden with field views

## Location

Rushall is a rural South Norfolk village found just a few miles west of Harleston. Whilst the village is small, it has a local pub/restaurant and accommodation (The Half Moon Inn), with the neighbouring village of Dickleburgh providing support with a convenience store stocked with everyday essentials. Diss and Harleston are both in easy reach, with the former having national retailers and supermarkets including Aldi, tesco and Morrisons. There is also a mainline railway station on the Norwich to London Liverpool Street line. Harleston is a small, yet pretty market town, with various Georgian buildings dotted through the centre, along with numerous local shops, businesses and cafes and bistros. The town centre has a useful Co-op supermarket.





### The property

Offering 'turn key' accommodation, the house has been extensively refurbished, transforming into a superb village home ideal for couples or young families seeking the country lifestyle. The rear of the property has recently been extended on both floors, resulting in good, bright modern spaces to be enjoyed, including a bedroom with en-suite shower room. Other works carried out includes a brand new roof, LPG central heating system and electrics, alongside the brand new kitchen and bath/shower rooms, as you may expect.

### Outside

Long front garden laid to lawn, with driveway running alongside providing ample space for off road parking. Access down the side of the house continues through to the rear, which again, is a decent size and a blank canvas allowing for landscaping and the next owner to add their own mark to the garden. Post and rail fencing separates the garden from the fields beyond.

### Services

Mains electricity, mains water and drainage (into Anglian Water treatment plant) are connected. LPG central heating system.

### Viewings

By appointment with TW Gaze

### How to get there:

What3words: [///releasing.senses.scared](https://www.what3words.com/#!/releasing.senses.scared)

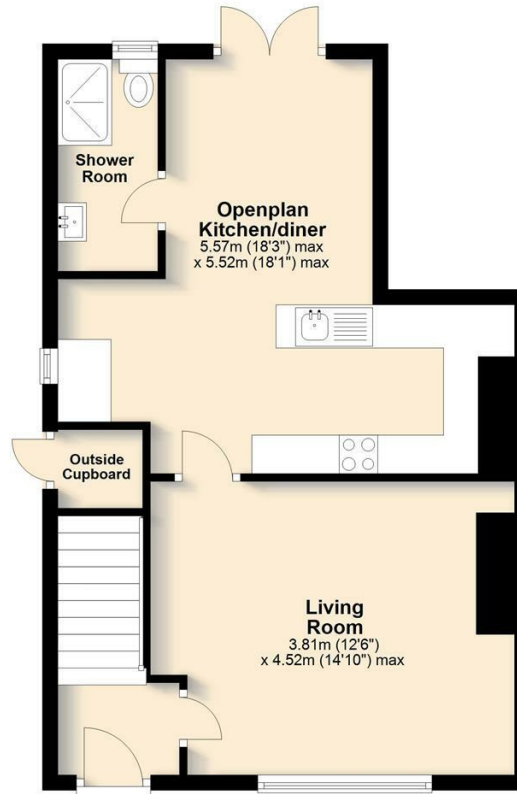
### Freehold

Council Tax: B (Prior to rear extension - may be subject to change)

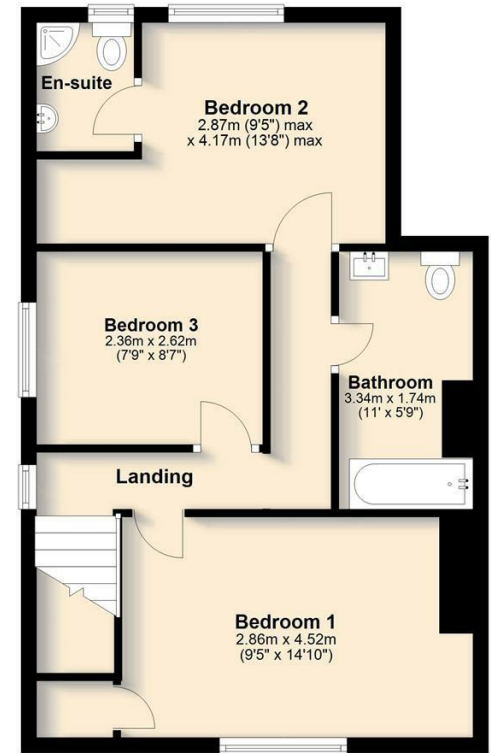
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20021/RM

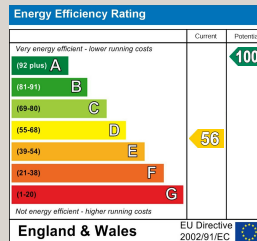


**Ground Floor**  
Approx. 49.2 sq. metres (529.2 sq. feet)



**First Floor**  
Approx. 47.0 sq. metres (505.7 sq. feet)

Total area: approx. 96.1 sq. metres (1034.9 sq. feet)



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