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Redenhall Road,
Harleston, Norfolk

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ESTATE AGENTS



Diss - 10.8 Miles

Bungay - 7.2 Miles

Norwich - 20.0 Miles

Situated just outside of Harleston town centre you will find this intriguing chain-free character property enjoying generous grounds and a host of outbuildings. The house boasts close to 2,000sq.ft of accommodation, offering three double bedrooms, three reception rooms, ground and first-floor facilities and so much more.

Accommodation comprises briefly:

- Sitting Room with Fireplace
- Kitchen
- Dining Room
- Breakfast Room
- Study
- Large Utility Area
- Ground-Floor Bathroom
- Three Double Bedrooms
- Ensuite to Main Bedroom
- Shower Room

Various Outbuildings:

- Shop-Fronted Unit with Rear Lobby & WC
- Triple Cart Lodge
- Garage/Workshop/Store



The Property

This property is better accessed from the rear, where directly from the main courtyard a conservatory welcomes you. From here a short hallway links to the ground-floor bathroom ahead, study to your right, and sitting room through the door on your left. The sitting room is generous in size and a fireplace takes centre stage. To the front of the house a sunny breakfast room links the sitting room to the kitchen, an ideal spot to watch the world go by. The kitchen offers worktops and units along both walls, with a butler sink and oven with separate hob integrated within. Beyond the kitchen is a long dining room, with French doors that open into the garden. A second hallway from the sitting room provides access to upstairs and the large rear utility area. This large space offers a multitude of uses, currently fitted with worktops and storage units to either end. Access to the rear can also be found from within this room. Taking the stairs you will find a landing space that leads to the main bedroom; a spacious double room with integrated storage cupboards and access to an ensuite bathroom. Along from the landing is a second double bedroom that you pass through to get to another landing area, this time giving access to a shower room and the third double bedroom.



Gardens and Grounds

Large metal gates open on to the expanse of courtyard area, allowing vehicle access to the various outbuildings on offer. To the left-hand side of the plot is a small shop unit offering one large room with glass frontage and front access, a rear lobby with rear access and a WC. Behind is a triple cart lodge, measuring over 30ft in length. To the back-left of the plot is a raised concrete seating area with two large trees, beside which is a pond with bridge across and colourful flowers planted around. Moving up the plot you reach the second series of outbuildings in the form of a barn-style store, central garage and secure workshop to the far end. Towards the end of the plot is a more traditional garden space, stocked with mature shrubs and bushes, along with neatly kept areas of lawn. Almost hidden from view is a peaceful seating area outside of the dining room, screened from the outside world by a high garden wall. The remainder of the boundaries consist of a combination of high timber fencing and hedgerows with fully grown trees.

Location

The property is located close to 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, delicatessen 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 in 100 minutes.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

EPC Rating: E

Local Authority

South Norfolk District Council

Tax Band: D

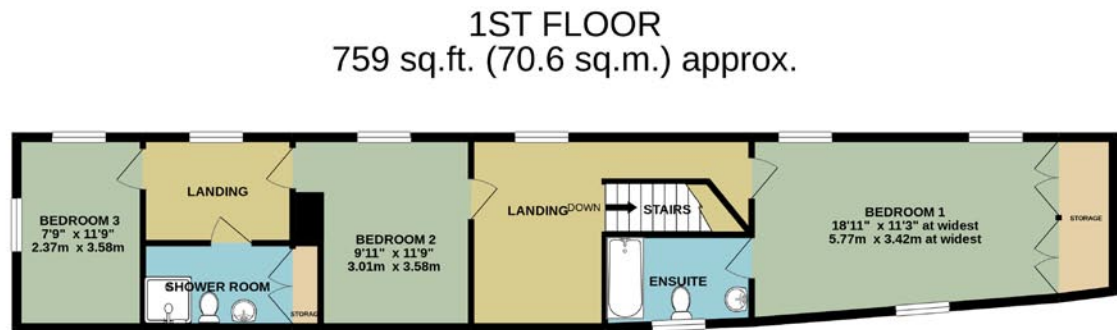
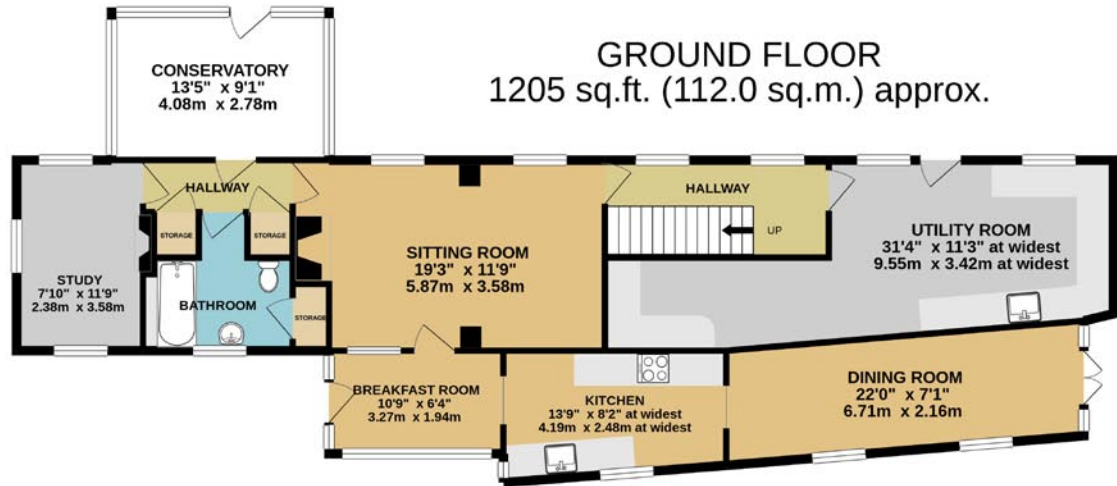
Postcode: IP20 9HB

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA: 1965 sq.ft. (182.5 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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To arrange a viewing, please call 01379 882535

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Diss 01379 644822
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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