



Station Road, Harleston

Offers In Excess Of £525,000 Freehold

Energy Efficiency Rating : d

- ✓ Edwardian Semi-Detached Villa
- ✓ Town Centre Location
- ✓ Impressive Accommodation of 2100 Sq ft (stms)
- ✓ Four Reception Rooms & Conservatory
- ✓ Four Bedrooms Over Two Floors
- ✓ Period Features Throughout
- ✓ Stunning Rear Gardens
- ✓ Double Garage & Off Road Parking

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





This grand SEMI-DETACHED EDWARDIAN VILLA located within the HEART of HARLESTON, offers PERIOD FEATURES and GENEROUS EXTENDED ACCOMMODATION extending to 2100 Sq ft (stms) - arranged over three floors. The ground floor comprises an entrance porch leading to hallway with ORIGINAL ENCAUSTIC TILING, leading to the DRAWING ROOM and separate DINING ROOM both with FIREPLACES. The rear porch offers access to the courtyard, a 22' KITCHEN/DINING/UTILITY ROOM, a FAMILY ROOM & STUDY, CLOAKROOM and CONSERVATORY completing the ground floor. On the first floor you will find a 15' FIVE PIECE FAMILY BATHROOM, DOUBLE BEDROOM with built-in cupboards and the MAIN BEDROOM with a feature BALCONY and wardrobes. The second floor offers TWO FURTHER BEDROOMS. Externally, a courtyard style cottage garden leads from the house, with a DOUBLE GARAGE and hard-standing off road parking adjacent, leading to the STUNNING private and mature rear lawned garden, a secluded haven within the town centre.

LOCATION

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings and shops the town also has a Wednesday market with free parking. The town of Diss, just a 15-minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

DIRECTIONS

You may wish to use your Sat-Nav (IP20 9ES), but to help you...From the centre of Harleston proceed out of the town along the Thoroughfare, which becomes Redenhall Road. Turn left onto Station Road following the one-way system. The property is the third house on the left-hand side, a short distance past the hairdressing salon.

AGENTS NOTE

Buyers are advised there is vehicular access and a public footpath the left of the property used by pedestrians accessing the town centre. The rear garden is bisected with the walled rear garden separated from the house and courtyard garden by the private access road to the remaining 9 similar properties in the row. The property is located within the local conservation area. The Co-Op supermarket is only 3 minutes walk away from the property.

The property is approached via a gated front garden with planted borders, mature shrubs and hedging with pathway to the front porch.

Glazed double doors leading to stained glass front door.

ENTRANCE HALL

Original Encaustic tiled flooring, radiator, window to front, stairs to first floor landing, built-in storage cupboard, built-in double storage cupboard, doors to:



DRAWING ROOM

15' 8" x 13' 2" (4.78m x 4.01m) Feature fire place, fitted carpet, radiator, square bay window to front and side, window to side, television point, smooth ceiling.

DINING ROOM

13' 4" x 12' 3" (4.06m x 3.73m) Feature fire place, wood flooring, radiator, window to side, sash window to rear, telephone point.

KITCHEN/DINING/UTILITY ROOM

22' 1" x 13' 6" Max (6.73m x 4.11m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset ceramic sink and drainer unit with mixer tap, matching up-stands, tiled splash backs, inset gas hob, built-in electric double oven and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, space for water softener, space for dining table, secondary ceramic sink and drainer unit in utility area, tiled flooring, radiator, television point, double glazed window to front, double glazed window to side x2, window to side x3, wall mounted gas fired combi central heating boiler, smooth ceiling with recessed spotlights, door to:

REAR PORCH

8' 7" x 6' 2" (2.62m x 1.88m) Tiled flooring, double glazed window to rear x3, space for various white goods, door to rear courtyard.

FAMILY ROOM

12' 9" x 11' 3" (3.89m x 3.43m) Fitted carpet, radiator, window to side, television and telephone points, smooth coved ceiling, door to:

STUDY

10' 8" x 8' 6" (3.25m x 2.59m) Fitted carpet, radiator, window to side, television point, double glazed door to conservatory, smooth ceiling, door to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled effect flooring, heated towel rail, extractor fan, obscure glazed window to rear, smooth ceiling with loft access hatch.

CONSERVATORY

10' 3" x 10' 2" (3.12m x 3.1m) Tiled flooring, radiator, double glazed windows to rear and side, double glazed door to courtyard garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor landing, smooth ceiling, doors to:

FAMILY BATHROOM

15' 5" x 8' 8" (4.7m x 2.64m) Five piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, bidet with mixer tap, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, aqua board splash backs, wood flooring, radiator, sash window to side, smooth ceiling with recessed spotlights and access to boarded loft.







DOUBLE BEDROOM

12' 2" x 12' 1" (3.71m x 3.68m) Fitted carpet, radiator, sash window to side, sash window to rear, built-in storage cupboards x2, coved ceiling.

DOUBLE BEDROOM

17' 3" x 13' 4" (5.26m x 4.06m) Fitted carpet, radiator, glazed access door to balcony, windows to front, sash window to side, range of built-in wardrobes.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, velux window to rear, smooth ceiling with loft access hatch, doors to:

BEDROOM

11' 2" x 9' 2" (Some Restricted Height) (3.4m x 2.79m)
Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling.

DOUBLE BEDROOM

17' 4" x 13' 7" (Some Restricted Height) (5.28m x 4.14m)
Fitted carpet, radiator, window to front, built-in storage cupboard, smooth ceiling.

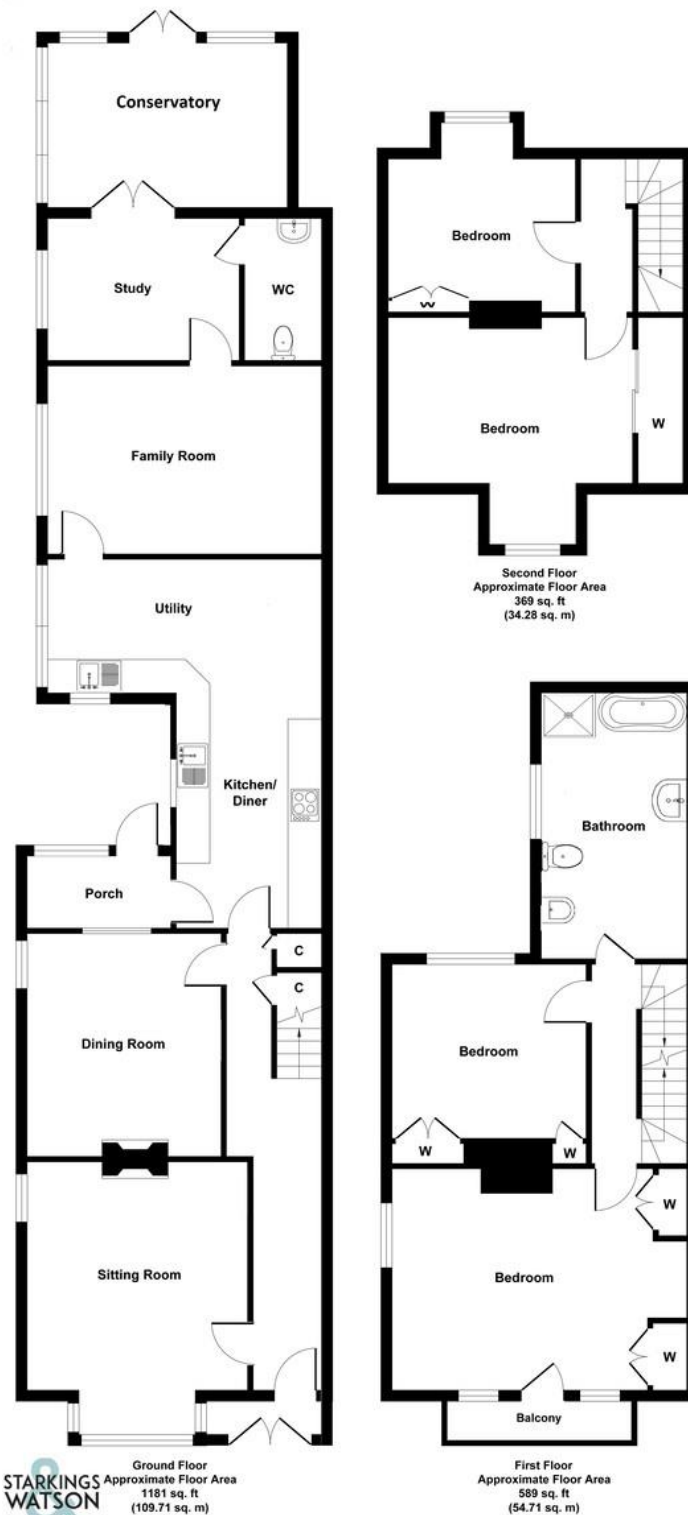
OUTSIDE

The stunning rear gardens are split into 2 sections, the first section accessed via the doors in the conservatory being a pretty courtyard garden with paving benefiting from extensive and mature planting with attractive trellised fencing enclosing. A gate leads onto the rear access way, whilst the second section is located beyond. You will see a detached double garage for parking and behind the private gates is a stunning private and secluded garden in which the current vendors have gone to great lengths to create a peaceful haven within the town centre. The garden is beautifully planted with numerous planted borders, shrubs and specimen trees. There are well kept lawns, greenhouse, timber shed with power and light, summerhouse, mature trees and further hard standing area suitable for parking or caravan/motorhome storage.

DOUBLE GARAGE

19' 11" x 15' 3" (6.07m x 4.65m) Up and over door to front, power and lighting, glazed door to patio, personnel door to side.





Approx. Gross Internal Floor Area 2139 sq. ft / 198.70 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements