



10 CONSTABLE COURT  
HARLESTON, IP20 9EE



## A delightful 3 bedroom detached house located in the historical market town of Harleston

**This splendid family home is ideally positioned just a short walk from the town centre and all local amenities but has the privacy of being tucked away on a peaceful cul-de-sac. Offering flexible accommodation, the property consists of a spacious living/dining room, kitchen, 3 bedrooms, and family bathroom. Outside is an enclosed garden, with laid lawn and patio area offering a relaxing seating area, set up for outdoor cooking with a Mediterranean feel. The property also benefits from a single garage.**

### LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 11 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is

the principal shopping and commercial centre for the County.

### SERVICES

Gas fired central heating. Mains drainage, 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 District Council  
Council Tax Band B

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

### AGENT'S NOTE

Durrants have been advised that maintenance for the road in the cul-de-sac is shared and costs approximately £60 per annum.



3



1



1



9 miles

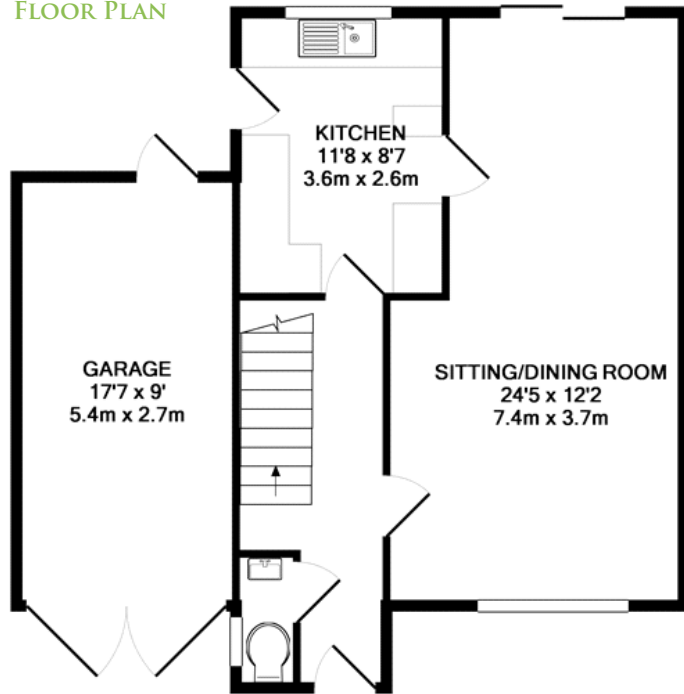


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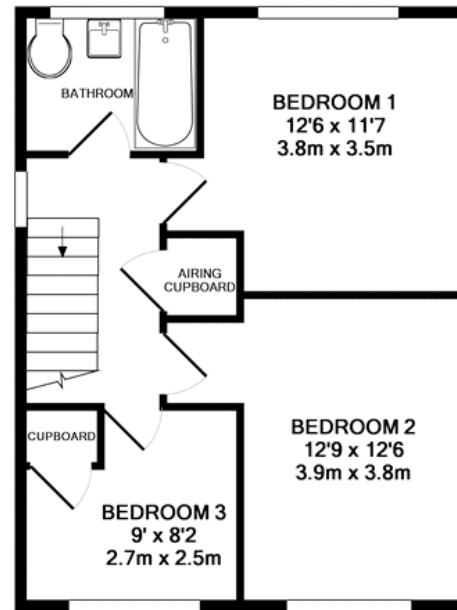


BEAUTIFULLY  
FINISHED  
THROUGHOUT

## FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 626 SQ.FT.  
(58.2 SQ.M.)

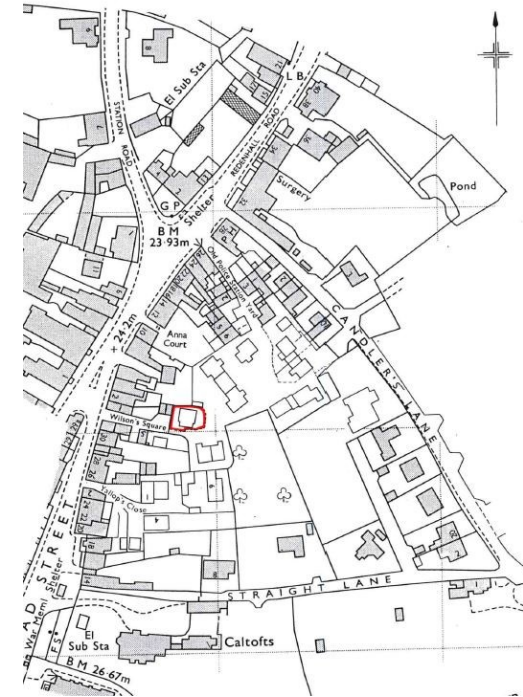


1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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