



PORTHCRESSA  
REDENHALL, HARLESTON, IP20 9QW



## A superbly renovated bungalow with excellent accommodation and a delightful garden

The property has recently undergone a complete renovation and now offers spacious, versatile and immaculate accommodation. The vendors have adapted the layout and have been clever in creating open entertaining spaces with an excellent flow. Off the reception hall are three bedrooms including the master suite which benefits from an excellent ensuite bathroom. The third bedroom is currently being utilised by the vendors as a study. The double aspect sitting room has a large picture window overlooking the garden and countryside beyond. It is accessed from the hall but it is also open to the dining room. The dining room interconnects with the outstanding triple aspect kitchen/ breakfast room. It has been comprehensively fitted with an attractive range of wall and base units together with a substantial island. There is a door to the garden. At the other end of the property is an outstanding utility/ boot room with door to the front. There is also the fourth bedroom which the vendor uses as an additional reception room.

The property is approached via a

driveway providing parking for several cars. Access to the side leads to an excellent garden area with workshop and summer house. There is also a terrace for alfresco dining. The rear garden is a wonderful feature of the property and superbly landscaped with meandering paths and a wide array of planting. The garden runs down to the river with a large decked terrace and summer house.

### SERVICES

Gas fired central heating and underfloor heating. Drainage via Klargester Sewage Treatment Plant. Mains electric and water. (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 E

### AGENTS NOTE

The property suffered flooding following the flash flooding from December 2020. The causes of the flooding in the area have now been addressed and there has been no issue since.



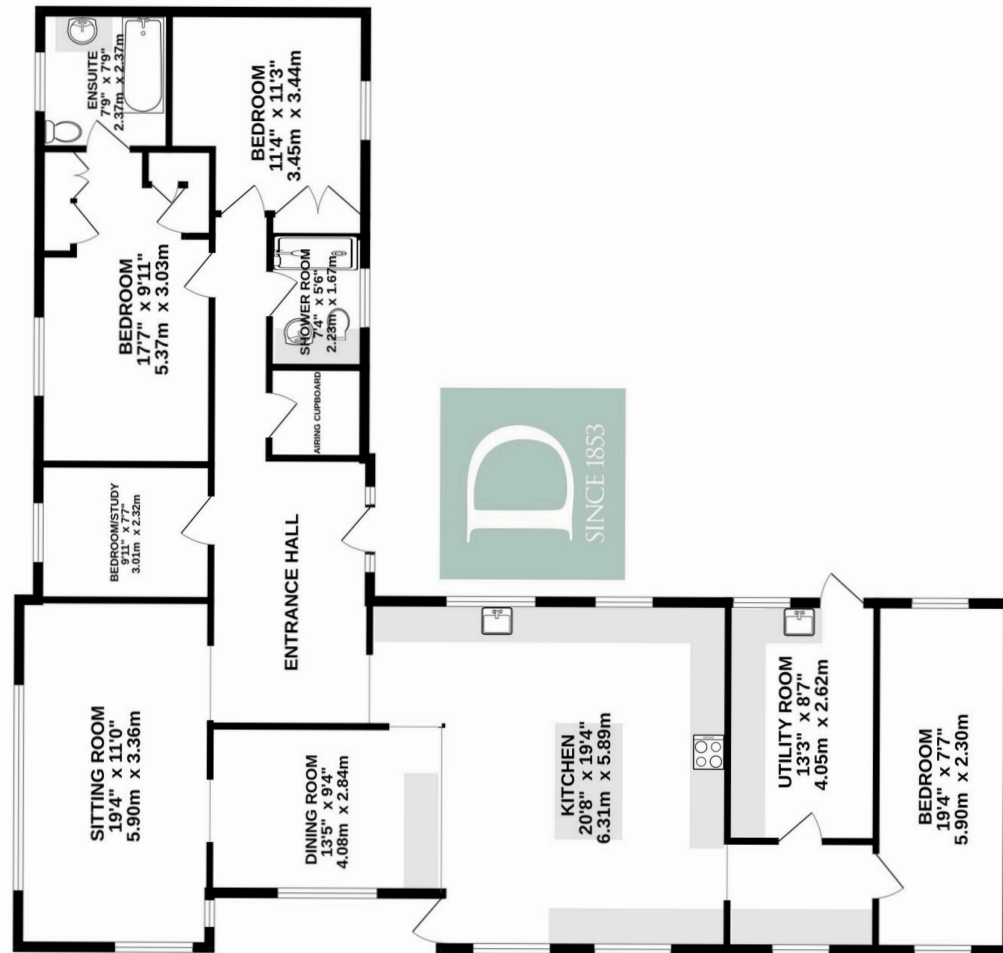






FLOOR PLAN

GROUND FLOOR  
1690 sq.ft. (157.0 sq.m.) approx.



PORTRICRESSA

TOTAL FLOOR AREA: 1690 sq.ft. (157.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, the measurements of doors, windows, rooms and any other parts of the property are approximate and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability, efficiency or condition can be given.  
Made with Metropack ©2023

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

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : 01379852217  
Email : [harleston@durrants.com](mailto:harleston@durrants.com)

