

# LONDON ROAD

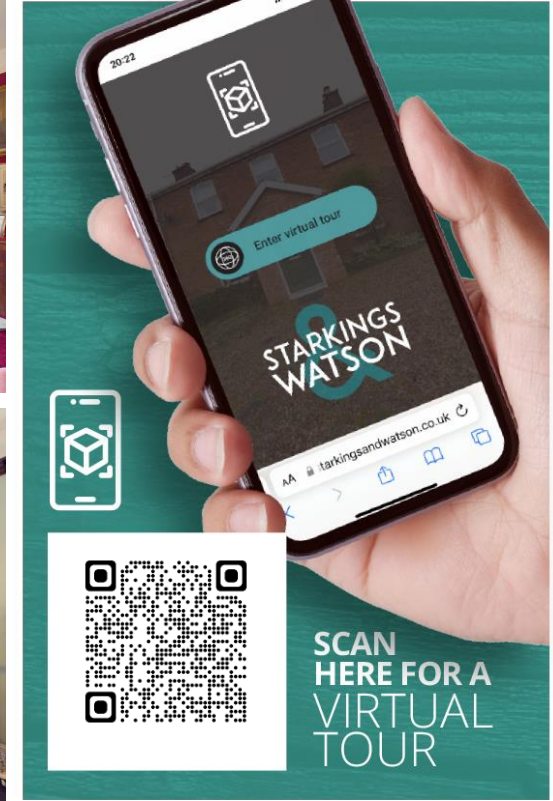
## Harleston IP20 9BZ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE

# PROPERTY



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- Detached Family Home
- Period Property with Rich History
- Town Centre Location
- Two Traditional Reception Rooms
- Separate Kitchen, Utility & Study
- Three Ample Bedrooms
- Converted Outbuildings
- Private Gardens & Driveway Parking

### IN SUMMARY

Built in 1889 by renowned Norfolk Stonemason John Perfitt, this HISTORIC Victorian home is locally important due to its architectural and cultural value, and offers many ORIGINAL Victorian features including FIREPLACES, Tiled & Wood flooring and picture rails. The accommodation internally is a very traditional layout with TWO PRINCIPAL RECEPTION, a main central hallway, kitchen and breakfast room/utility, w/c and study room completing the ground floor. On the first floor there are THREE AMPLE BEDROOMS filled with character as well as FAMILY BATHROOM all off the stunning galleried landing. Externally you will find a courtyard style garden with outbuildings as well as converted studio/playroom and EXCELLENT CONVERTED EXTERNAL OFFICE. In addition there is DRIVEWAY PARKING. The house can be found within an easy stroll of the town centre and everything the town of HARLESTON has to offer.

### SETTING THE SCENE

Approached from London Road with hard standing driveway to the side providing ample off road parking with side gate leading into the rear garden. The frontage offers a walled garden with gate to the front and pathway leading to the main entrance door to the front as well as planting beds with mature shrubs to the front also.

### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a hallway entrance with original tiled flooring and stairs to the first floor galleried landing. The first room to the left is the main sitting room with dual aspect and bay window as well as feature open fireplace, picture rails and wood floors. The dining room is located on the opposite side of the hallway with wooden floors, dual aspect and picture rails. The kitchen and breakfast room/utility can be found to the rear of the house. Firstly, to the far end is a separate study room overlooking the garden as well as W/C adjacent. The utility room offers extra cupboard space as well as space and plumbing for the washing machine and wall mounted gas boiler and traditional rear door to the garden. The kitchen adjacent offers plenty of cupboard storage with rolled edge worktops over, space for oven, under counter fridge, under counter lighting and space for a breakfast table as well as feature fireplace. Heading up to the first floor landing the wonderful galleried space offers plenty of character and access to all three bedrooms and family bathroom. To the rear there is a single bedroom with fitted storage



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overlooking the garden as well as the family bathroom with roll top bath and a dual aspect. The main bedroom is found to the side with a dual aspect to the front and rear with wood flooring and fitted wardrobes. To the other side of the landing is another double bedroom with dual aspect to the front and side.

### THE GREAT OUTDOORS

The rear gardens are mainly courtyard style with hard standing and covered pergola ideal for outside dining. To the side access via an arch is a pretty side garden with mature planting beds and shrubs. Accessed from the rear garden there are brick built outbuildings suitable for storage as well as an excellent converted playroom/studio with power and light and the adjacent outside home office converted from the old garage. The office offers a great space away from the house with power, light and internet connection.

### OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities including supermarket, doctors, veterinary surgery, restaurants, cafes and local schooling with "good" Ofsted ratings. Full of character with interesting historic buildings 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.

### FIND US

Postcode : IP20 9BZ

What3Words : ///manly.group.trouser

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

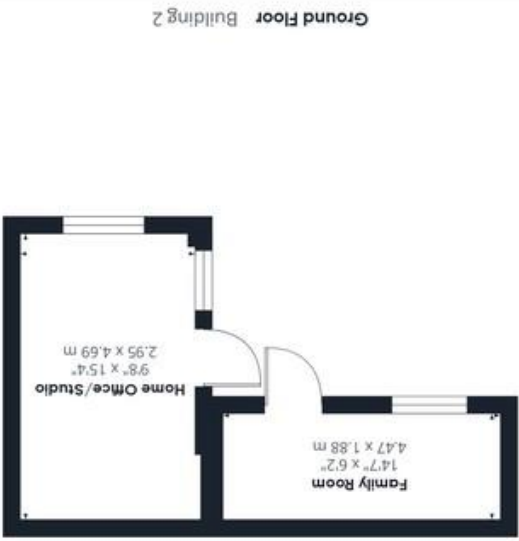
Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area™**  
1451.92 ft<sup>2</sup>  
134.89 m<sup>2</sup>

