



78 HIGH ROAD
NEEDHAM HARLESTON, IP26 9LB



A charming end of terrace period cottage in a sought-after village and with a delightful garden

The property is an attractive and charming end of terrace cottage. It originally formed part of a period farmhouse. It has an abundance of character and is set in delightful established gardens.

The front door opens to the entrance hall with stairs to the first floor, shower room and sitting room. The 'L-shaped' sitting room is doubled aspect with fitted storage and a woodburning stove. It leads into a double aspect kitchen which is kitted with a comprehensive range of wall and base units and integrated appliances. There is a door to the side leading to the garden. The shower room has a three piece suite including a corner shower cubicle. On the first floor are two delightful double bedrooms with a wealth of exposed timbers.

To the front of the property is a delightfully well-stocked cottage garden. At the rear is a decked terrace immediately to the rear of the cottage. The garden is a delightful feature being laid largely to lawn with some established shrubs. There is a further terrace with pergola and an area to the rear of the garden that has been previously

used for growing fruit and vegetables.

LOCATION

Needham is set along the Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. 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 GCSE level, 2 hotels, a number of cafes, restaurants and pubs.

SERVICES

Gas central heating. Mains water and electric. Drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band B



2



1



1



8 miles



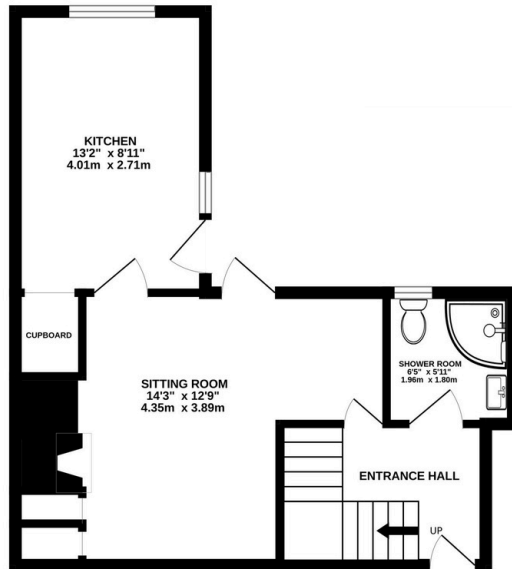
EPC



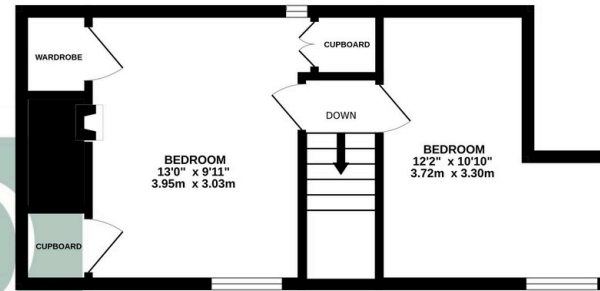
WOOD
BURNING
STOVE

FLOOR PLAN

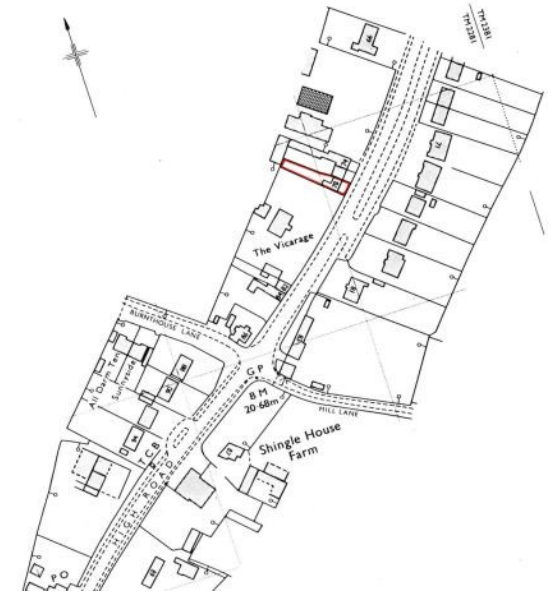
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



LOCATION MAP



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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.
Made with Metropix ©2024

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