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Station Road,
Harleston, Norfolk.

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ESTATE AGENTS



A handsome double-fronted Victorian family home offering spacious accommodation, plenty of character and period features, attractive landscaped gardens, newly built double garage and ample driveway parking in a convenient location close to the town centre. The property requires further updating and is offered to the market with no onward chain complications.

Accommodation comprises briefly:

- Reception hall
- Dining room
- Sitting room
- Study
- Kitchen/breakfast room
- Shower room
- Cellar
- Master bedroom
- Four further double bedrooms
- Two bathrooms
- Landscaped, partly walled gardens
- Newly built double garage
- Driveway
- Short walk to town centre
- Requires updating
- Two attic rooms with windows



Station Road, Harleston



Location

The property is found on Station Road, within easy walking distance of the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. It further boasts good provision for primary and secondary schooling, a library, doctors, leisure facilities, and also an impressive array of independent shops, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking, a regular bus service to Norwich and Diss and the town of Diss, just a 15 minute drive away with a station and





The Property

A hardwood front door gives access into to a spacious entrance hall with staircase off to first floor and concealed access to the cellar. The main family sitting room is located to the rear of the property and is a beautifully bright room with three large windows overlooking both gardens. A formal dining room can be found at the front of the property with large bay windows (with original shutters) to the front and side and an original open fireplace. The kitchen/breakfast room is also situated to the front of the property, again a very light and airy room due to the large bay window and window looking out on to the kitchen garden. There is a range of base and wall units along with a fitted electric hob and double oven. A stable door with additional security door leads out into the kitchen garden.

On the ground floor the property benefits from a separate study with window to the side and open fireplace along with fitted fireside cupboards. As you head towards the end of the hall you will find an inner lobby which provides access to a shower room and downstairs toilet and then into a spacious utility room with plumbing for a washing machine. There is also a wall mounted gas fired boiler for central heating and hot water.

A formal stairway leads up to a lovely galleried large landing area and double doors give access on to a balcony which overlooks the front of the property. Two well proportioned bedrooms are located to the front of the property, both of which have fireplaces and large bay windows. There are three further good size bedrooms which are situated to the side and rear aspects of the property. There are two bathrooms on this floor and a separate W/C.

This spacious property would make a great family home and affords the opportunity for home working. In addition, there is plenty of scope for modernisation and improvement work, making an extra special home for all the family to enjoy.

Gardens and Grounds

Outside to the front is enclosed by a brick wall with a metal gate and has established borders stocked with mature shrubs. To the side of the property there are two large double gates that give access to a tarmacked driveway, providing ample off road parking leading to a newly built detached double garage which has an electric double door, personal door, power and lighting. A gate then opens on to a large lawned garden enclosed by new fencing and well stocked beds with a variety of colourful plants. A brick arch and gate lead through into a spacious private and well designed kitchen garden with a variety of trees, shrubs, plants and herbs.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Gas central heating
Private drainage, mains water and electricity.
Energy Rating - D

Tenure

Vacant possession of the freehold will be given upon completion.

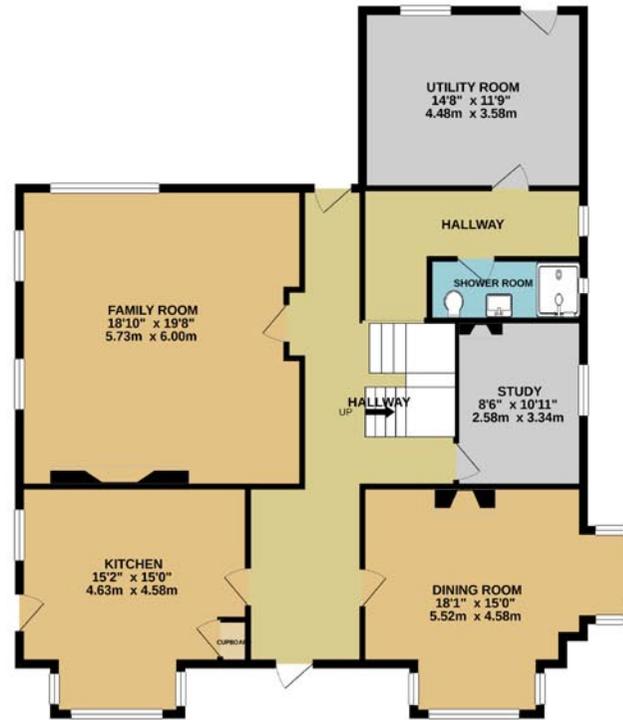
Local Authority

South Norfolk
Tax Band: E
Postcode: IP20 9ES

Agent's note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR
1403 sq.ft. (130.4 sq.m.) approx.



1ST FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 2654 sq.ft. (246.6 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.
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To arrange a viewing, please call 01379 882535

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Beccles	01502 710180
Loddon	01508 521110
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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