



33A THE COMMON

HARLESTON, IP20 9JT



A superbly presented detached home built by the current vendors approximately 8 years ago in a corner plot with open field views to the rear.

The property has been built by the current vendors and offers well-arranged and superbly presented accommodation. It is conveniently located in a popular residential area of Harleston and perfectly fuses town and country living overlooking open fields to the back.

There is a gravel driveway to the front with off-road parking for several cars and a single garage to one side. The front door opens to an entrance lobby leading to a spacious entrance hall with stairs to the first floor and double doors to the open plan kitchen/dining room. There is an impressive double aspect sitting room with sliding glazed doors to the garden and an inglenook fireplace with woodburning stove. The kitchen/dining room is a superb space and cleverly zoned. The dining area is to the front and there is a real feeling of space. The kitchen has been fitted with a comprehensive range of attractive shaker style wall and base units with Quartz worksurfaces, a range of integrated appliances and a large breakfast bar. There is a useful separate utility room off the kitchen. A cloakroom completes

the ground floor. The original design for the property allowed for 4 bedrooms but the vendor changed the layout to create a superb principal suite with dressing room to the front, bedroom to the rear with field views and an impressive ensuite shower room. There are two further double bedrooms and well-appointed family bathroom.

The rear garden is a delight and laid principally to lawn with a paved patio for alfresco entertaining. There is a superb covered seating area and the garden has wonderful open field views.

SERVICES - Mains electricity, water and drainage. Air source heating via underfloor to the ground floor and radiators upstairs. External double electric socket. (Please note the services have not been tested by Durrants)

VIEWINGS

Strictly by prior appointment with the vendors' sole selling agents on 01379 852217

LOCAL AUTHORITY AND TAX BAND
- South Norfolk - Band E



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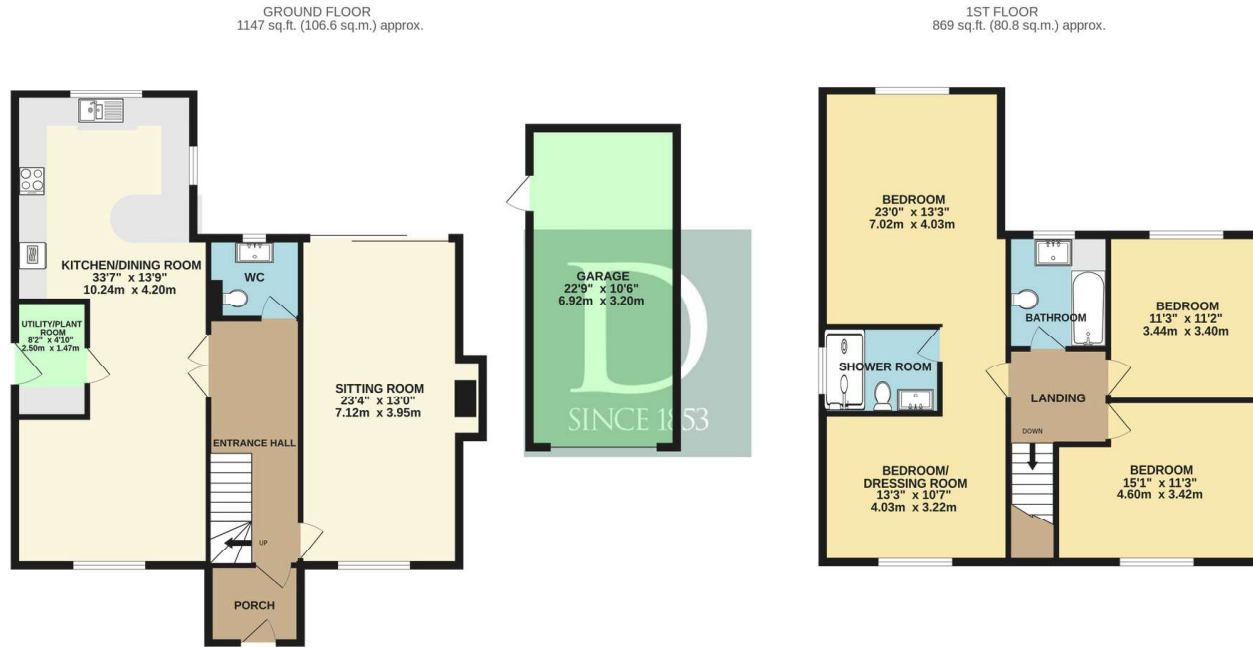


TOWN
LOCATION
WITH OPEN
FIELD VIEWS





FLOOR PLAN



TOTAL FLOOR AREA: 2016 sq.ft. (187.3 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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LOCATION

The property is well-placed in a corner plot 0.4 mile from the centre of Harleston. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

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CONTACT US

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

Tel : 01379852217

Email : harleston@durrants.com

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