



Old Police Station Yard, Harleston, IP20 9EP

Guide Price £210,000 - £220,000

Occupying a prime position, this three bedroom period cottage is nestled within the heart of the town centre. Offering spacious accommodation in the region of 960 sq ft and benefitting from off-road parking.

- Off-road parking
- Prime position within town centre
- Utility room
- Freehold
- Potential no onward chain
- 2 reception rooms
- Council Tax Band B
- Energy Efficiency Rating D.



Property Description

Situation

Tucked away in a tranquil position, the property is well situated within the town centre being a short stroll from the high street. The thriving market town of Harleston has proved to have been a popular and desirable location over the years offering a beautiful assortment of many period and historic properties. Still retaining a strong and active local community with an excellent range of independent shops and day to day amenities and facilities, all surrounded by the idyllic rural countryside along the Waveney Valley on the south Norfolk borders. A further more extensive range of amenities and facilities can be found ten miles to the west within the market to town of Diss which benefits from having a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a spacious three bedroom semi-detached cottage being of traditional construction with attractive mellow red brick elevations under a pitched slate roof and with the benefit of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern (installed in 2020) gas fired combination boiler via radiators as well as being connected to mains drainage. Having been much enhanced and upgrade over the years the property offers well laid out accommodation, in essence over 900 sq ft of usable living space with well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back in a more secluded and private position having off-road parking to the front and with picket fencing enclosing the gardens also lying to the front of the property having been astro turfed for ease of maintenance.

The rooms are as follows:

ENTRANCE HALL: A pleasing and spacious first impression with access via upvc double glazed frosted door to front. Internal access to reception rooms one and two, stairs rising to first floor level with good storage space beneath stairs.

RECEPTION ROOM ONE: With window to the front aspect giving plenty of natural light and being of a generous size.

RECEPTION ROOM TWO: With window to side aspect, doorway connecting to the kitchen area beyond. A versatile room lending itself for a number of different uses. LVT flooring.

KITCHEN/BREAKFAST ROOM: Taking a double aspect and found within the centre of the property, the kitchen offers an excellent range of wall and floor units, marble effect roll top work surfaces, inset four ring gas hob with fitted oven to side, stainless steel sink with drainer and mixer tap, fitted fridge and space for breakfast table to side. Arch connecting to utility.

UTILITY: With upvc door to side giving external access, LVT flooring flowing through from kitchen. Good space for white goods.

BATHROOM: A modern suite in white with large walk-in shower, panelled bath, low level wc and hand wash basin. Built-in storage cupboard to side.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms. Access to loft space above.

BEDROOM ONE: With window to the front aspect being a generous principal bedroom.

BEDROOM TWO: With window to rear being able to cater for a double bed.

BEDROOM THREE: Found to the rear and being a single bedroom.

VIEWINGS: Strictly by appointment with Whittleby Parish Estates Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8297



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

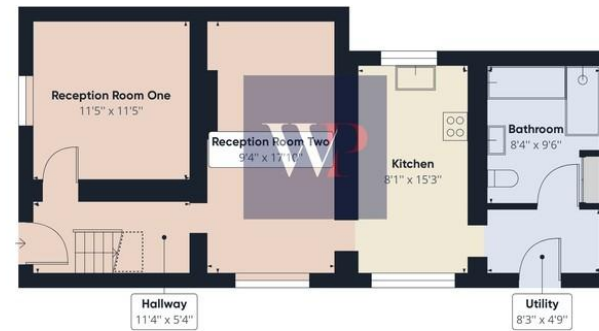
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Approximate total area⁽¹⁾
962.85 ft²

Reduced headroom
8.99 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

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