



Harvest Way, Harleston, IP20 9GE

Guide Price £285,000 - £300,000

Occupying a corner plot position, this two bedroom detached bungalow is presented in a most excellent decorative order benefitting from a single garage, rural views and being within walking distance to the town centre.

- Corner plot position
- Well presented throughout
- Walking distance to town centre
- Freehold
- Single garage
- 2 double bedrooms
- Council Tax Band C
- Energy Efficiency Rating B.



Property Description

Situation

Located to the south of Harleston, the property is found upon a modern and attractive development still within walking distance of amenities and facilities. This attractive development comprises of similar luxury properties, most of which were built some 4 years ago by respected national developers Persimmon Homes. The thriving market town of Harleston has proved to have been a desirable and popular location over the years, still retaining a strong community with many independent shops and an extensive range of day to day amenities and facilities.

Description

The property comprises a two bedroom detached bungalow built in 2016 of traditional brick and block cavity wall construction under an interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by a modern gas fired central heating boiler via radiators. Being in a most excellent decorative order the property offers light and spacious accommodation giving versatile living of over 800 sq ft.

Externally

The property occupies a corner plot position being approached via a brick weave driveway giving off-road parking for multiple vehicles leading to the single garage. The main gardens lie to the rear and wrap around to the side being predominantly laid to lawn with beautiful rural views having plenty of plants and shrubs giving lots of colour during the summer months and patio area creating an excellent space for alfresco dining, whilst all being enclosed by panel fencing.

The rooms are as follows:

ENTRANCE HALL: 3' 8" x 15' 1" (1.14m x 4.61m) Giving access to lounge/diner, two bedrooms, bathroom, airing cupboard and storage cupboard.

LOUNGE/DINER: 16' 6" x 23' 7" (5.04m x 7.21m) maximum measurements. With two windows to front being a bright and spacious reception room giving lounge area and space for dining table and chairs. Giving access to kitchen and French doors leading onto the rear gardens.

KITCHEN: 8' 6" x 9' 7" (2.60m x 2.93m) With window to side, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob with extractor above, Zanussi oven, one and a half bowl sink with drainer and mixer tap, plumbing for washing machine and dishwasher. External door leading to rear gardens.

BEDROOM ONE: 14' 8" x 8' 3" (4.49m x 2.54m) With window to rear being a large master bedroom having views over the rear gardens.

BEDROOM TWO: 10' 4" x 12' 8" (3.16m x 3.88m) With window to front being a double bedroom.

BATHROOM: 8' 5" x 5' 8" (2.58m x 1.75m) With window to side comprising panelled bath, shower cubicle, low level wc and hand wash basin. Tiled splashbacks.

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

OUR REF: 8061



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

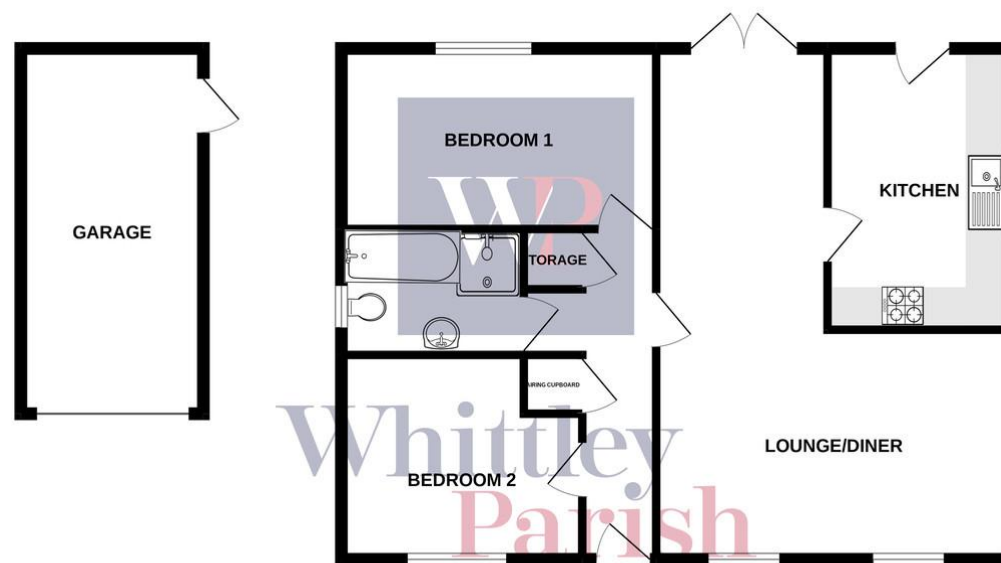
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 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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