



Woodlands,
Harleston, Norfolk



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ESTATE AGENTS

Woodlands, Harleston

A detached and spacious three bedroom bungalow with south facing garden, garage and large driveway enjoying a quiet and secluded location a short walk away from Harleston town centre. The property requires some updating and is offered to the market with no onward chain.

Accommodation comprises briefly:-

- Entrance hallway
- Sitting/dining room
- Kitchen/breakfast room
- Utility room
- Three double bedrooms
- Bathroom
- Cloakroom
- Front and rear gardens
- Single garage
- Driveway providing parking for several vehicles



The Property

Through a covered porch, a glazed front door opens into the entrance hall giving access to all accommodation and further comprising a useful cloaks cupboard, cloakroom with WC and wash basin as well as airing cupboard. A glazed door on the left hand side opens into a spacious sitting/dining room measuring in excess of 25' and offering a sunny dual aspect over the front and rear aspects with sliding doors leading out to the south facing garden. The kitchen/breakfast room overlooks the rear garden and is fitted with a matching range of oak style fronted wall and base units with wood effect worktop and stainless steel sink and drainer. It further comprises electric cooker with extractor hood over, fridge/freezer, dishwasher, washing machine and ample space for table and chairs. A glazed door opens through to the utility room offering further access to the garden and cupboard housing the gas fired boiler. Three double bedrooms enjoy attractive views over front and rear gardens respectively, the largest boasting excellent in-built cupboard storage. The bathroom with opaque window to rear and extractor fan comprises a three piece white suite with corner bath and shower over, WC and wash basin.

Outside

The property is approached via a driveway providing parking and turning for several vehicles and giving access to the single garage with up and over door as well as personal door into the rear garden. The front gardens are mainly laid to lawn with numerous mature trees and surrounding shrub and flower borders. The attractive, fully enclosed and south facing rear garden enjoys a very secluded and private position. Mainly laid to lawn, with surrounding well stocked and established flower and shrub borders, garden shed and a path leading round to the side access.



Location

The property is located close to 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. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All fitted carpets and curtains and kitchen appliances are included.

Services

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected.

EPC Rating: D

Local Authority:

South Norfolk District Council

Council Tax Band: D

Postal Code: IP20 9DQ

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' 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.

Guide Price: £395,000

GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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.
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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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