



*Church View,*  
Harleston, Norfolk



**MUSKER  
M'INTYRE**  
ESTATE AGENTS

A well presented two bedroom detached bungalow which has been updated and improved by the current owner. The property is situated in a popular residential area, convenient for the town centre and benefits from off-road parking and enclosed rear garden.

## *Church View, Harleston*

### Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Shower Room
- Kitchen
- Sitting/Dining Room
- Conservatory
- Two Bedrooms
- Off-road Parking
- Enclosed Rear Garden



### The Property

The entrance door leads into the porch with a further door into the hallway with cupboard housing the gas fired boiler and loft access hatch. Immediately to the left is the re-fitted shower room with window to the side aspect, fully tiled shower cubicle, low level WC and wash basin set in a vanity unit. The kitchen is well fitted with a matching range of base, wall and drawer units, integrated dishwasher, fridge/freezer and washing machine, built-in Zanussi oven, hob with extractor over, worktops with inset sink and drainer and breakfast bar. A door leads into the spacious conservatory with tiled floor, double doors leading out to the rear garden and a further door to the side. The conservatory can also be accessed from the sitting room via double doors. The two bedrooms, one double and a single both overlook the front aspect.

### Outside

The property is approached over a brick weave driveway which provides off-road parking for at least two vehicles, to the right of which is a lawned front garden. A side access gates leads into the rear garden which is fully enclosed and laid to lawn with a paved patio area. Established borders are stocked with a variety of seasonal bulbs, plants and shrubs. There is a timber garden shed, outside power point and a garden tap.



### 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 including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

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

EPC Rating: C

### Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9HR

### Tenure

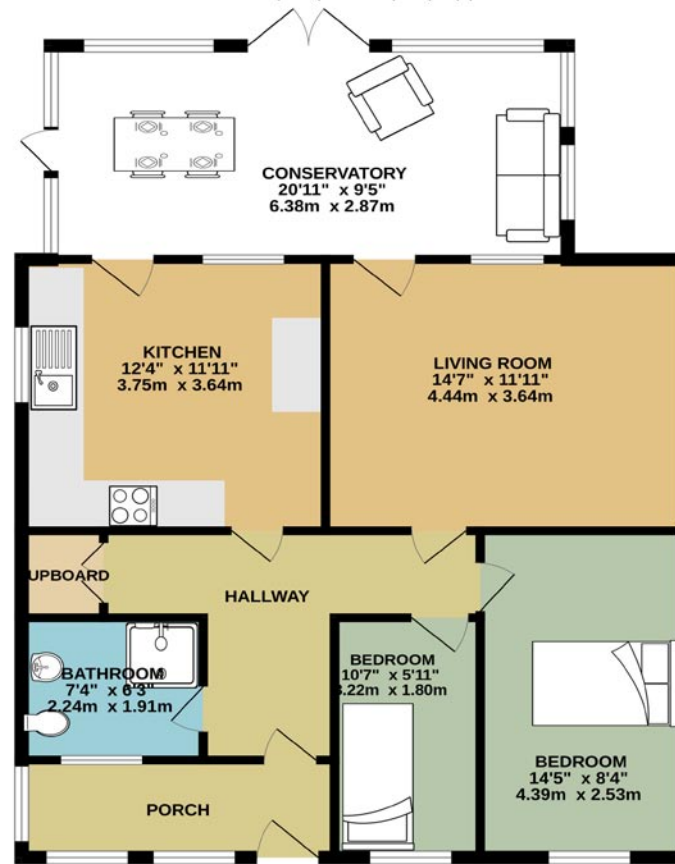
Vacant possession of the freehold will be given upon completion.

### 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: £270,000**

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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