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*Maltings Drive,*  
Harleston, Norfolk

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ESTATE AGENTS



## *Maltings Drive, Harleston*

Situated in the market town of Harleston, this three bedroom semi-detached bungalow has been fully refurbished by the current owner including re-fitted kitchen, bathroom, new boiler and flooring.

### Accommodation comprises briefly:-

- Hallway
- Lounge/dining room
- Re-fitted kitchen
- Three Bedrooms
- Re-fitted bathroom
- Enclosed rear garden
- Garage in block with parking space
- Views over green to front
- Walking distance to town centre



### The Property

A sealed unit double glazed front door leads into the entrance hall which has a loft access hatch leading to the insulated roof space. To the left hand side is a well presented lounge/diner with uPVC sealed unit double glazed windows overlooking the front and rear. The re-fitted kitchen comprises worktop with inset sink and drainer and adjoining worktop with 4 ring ceramic hob with extractor and light over, further worktops with cupboards and drawers under, matching wall cupboards with under lighting, recesses with space for fridge and washing machine. A wall mounted gas fired combi boiler provides heating to radiators and domestic hot water and a uPVC window with a matching door lead into the garden. Leading off the hall there are three bedrooms, all having uPVC windows. The bathroom has a re-fitted white suite comprising panelled bath with shower over and glass shower screen, low level WC and pedestal wash basin.

### Outside

To the front a paved path leads to the front entrance door with a lawned front garden. To the rear is a fully enclosed mainly lawned garden with paved path and patio area, external tap, concrete post panel screen fencing and side entrance gate that gives access to the single garage in a block which has an up and over door.



## Location

The property is conveniently situated for 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 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.



## 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: D

## Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9EY

## Tenure

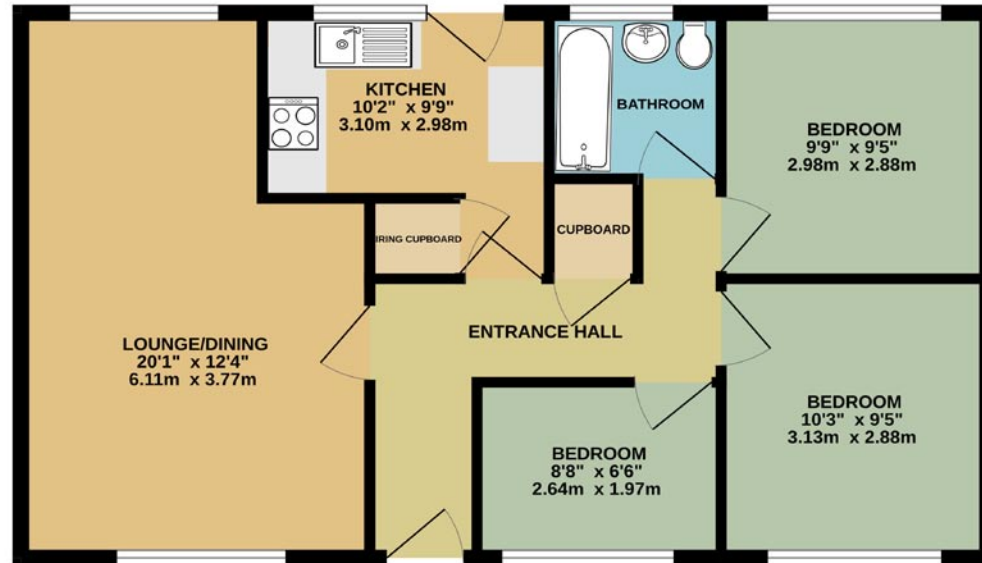
Vacant possession of the freehold will be given upon completion.

## 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**  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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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