



*Lovat Close,*  
Harleston, Norfolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS

## *Lovat Close, Harleston*

A beautifully presented detached bungalow situated on a corner plot and only being a short distance from the town centre. This 3 bedroomed bungay has been fully renovated by the current owners including the kitchen and bathroom.

Accommodation comprises briefly:-

- Hallway
- Lounge/diner
- Newly fitted kitchen
- 3 Bedrooms
- Newly fitted bathroom
- Enclosed rear garden
- Garage and off road parking
- Attractive gardens
- Walking distance to town centre



### The Property

As you enter through the front door you are greeted by the hallway which has a roof access hatch leading to insulated roof space. The galley style kitchen has been refitted to include a worktop with inset sink and drainer with cupboards and drawers under, space for free standing cooker and recess with space and plumbing for washing machine, tiled splashbacks and door leading into conservatory with doors out to garden. The sitting/dining room leads off the kitchen and a uPVC sealed unit double glazed window overlooks the front garden, the dining area is located to the rear of the sitting room and looks out onto the rear garden. Leading from the hallway there is access to all 3 bedrooms consisting of two double and one single which is currently being used as a study with fitted cupboards and wall shelving. The refitted white bathroom comprises panel bath with shower over and glass shower screen, vanity unit with sink having double cupboard under and adjoining low level W/C.

### Outside

Outside to the front, the attractive garden is mainly laid to lawn and has colourful borders and beds with a paved path to the main entrance. The lawn continues to the side of the property to a concrete driveway which provides ample off road parking and leads to a single garage with power and lighting connected and an up and over garage door to the front and personal door to the side.

A gate opens into a fully enclosed easy to maintain rear garden which is paved with attractive flower and shrub borders, magnolia tree and covered seating area.



### 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: TBC

### Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9HJ

### Tenure

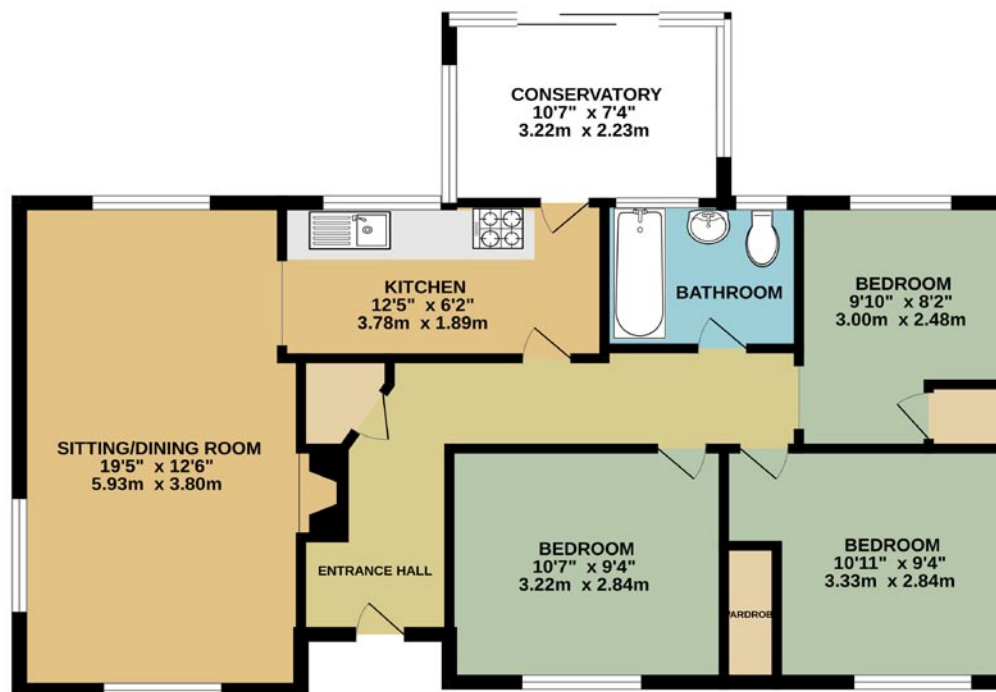
Vacant possession of the freehold will be given upon completion.

### 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: £310,000

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



To arrange a viewing, please call 01379 882535

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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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