



Pine Close,
Harleston, Norfolk



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ESTATE AGENTS

Offered to the market with no onward chain, this spacious detached bungalow is situated on a generous corner plot in a quiet residential area in Harleston. The property was extended in 2021, has recently been decorated throughout and benefits from off-road parking, single garage and attractive gardens.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen
- Side Porch
- Sitting/Dining Room
- Shower Room
- Separate WC
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Attractive Gardens
- Generous Plot
- Garage with electric roller door
- Ample Driveway Parking

The Property

The front door opens into a spacious entrance hall with loft access hatch, cupboard with double sliding doors and further storage cupboard. The kitchen is on the right hand side with window to the front aspect, a good range of matching wall, base and drawer units, built-in double oven and electric hob with extractor over, worktops with inset 1 ½ bowl stainless steel sink, space and plumbing for washing machine, airing cupboard housing immersion tank with slatted shelving and cupboard housing the gas fired boiler. A door leads into the side porch with external door and window the side. The sitting/dining room is a good size and has lovely views and double doors leading out to the rear garden. There are three double bedrooms, all with built-in wardrobe cupboards and with the main bedroom benefiting from an en-suite bathroom. There is a further shower room and separate WC.

Outside

The driveway provides off-road parking and leads to the single garage with electric roller door, power and light connected. The gardens are a good size and lie to the front side and rear. The lawned front garden extends to the side with a further gravelled area stocked with a variety of shrubs and plants. The pretty rear garden is fully enclosed and laid to lawn with attractive raised beds stocked with a variety of seasonal plants as well as flower borders planted with climbers including roses. There is a paved seating area with access from the sitting room. A timber garden shed and greenhouse are included in the sale.

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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: C

Postal Code: IP20 9DZ

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: £345,000

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

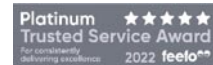
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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