



St Mary's Close,
Harleston, Norfolk



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ESTATE AGENTS

A two bedroom detached bungalow, situated in a popular cul-de-sac location with attractive gardens and lovely field views to the rear. The property benefits from a single garage, driveway parking and is offered to the market with no onward chain.

St Mary's Close, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Inner Hallway
- Two Bedrooms
- Bathroom
- Single Garage
- Driveway Parking
- Attractive Gardens
- Field Views to the rear
- Fully Double Glazed



The Property

The entrance door leads into the hallway with door to cloakroom which has a window to the rear, WC and wash basin. The kitchen overlooks the rear garden and is well fitted with a matching range of wall, base and drawer units, worktops incorporating a breakfast bar, stainless steel sink and electric hob, built-in electric oven, space and plumbing for a washing machine and half glazed door leading out to the garden. The spacious sitting/dining room has sliding patio doors leading out to and with lovely views over the rear garden and fireplace housing a gas fire. A door leads into the inner hallway with airing cupboard housing the hot water tank and doors leading into the two bedrooms which overlook the front aspect. The bathroom completes the accommodation and comprises bath with shower over, WC, pedestal wash basin and frosted window to the side aspect.

Outside

A driveway provides parking, to the left of which is a lawned garden and leads to the single garage with up and over door, power and light connected. A side gate provides access into the pretty rear garden which is fully enclosed and laid to lawn with attractive shrub and flower borders. A paved terrace runs along the length of the bungalow and provides an ideal seating area to sit and enjoy the garden and lovely field views beyond. A timber shed is included in the sale.



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: D

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 9HS
What3Words: puff.pounces.repelled

Tenure

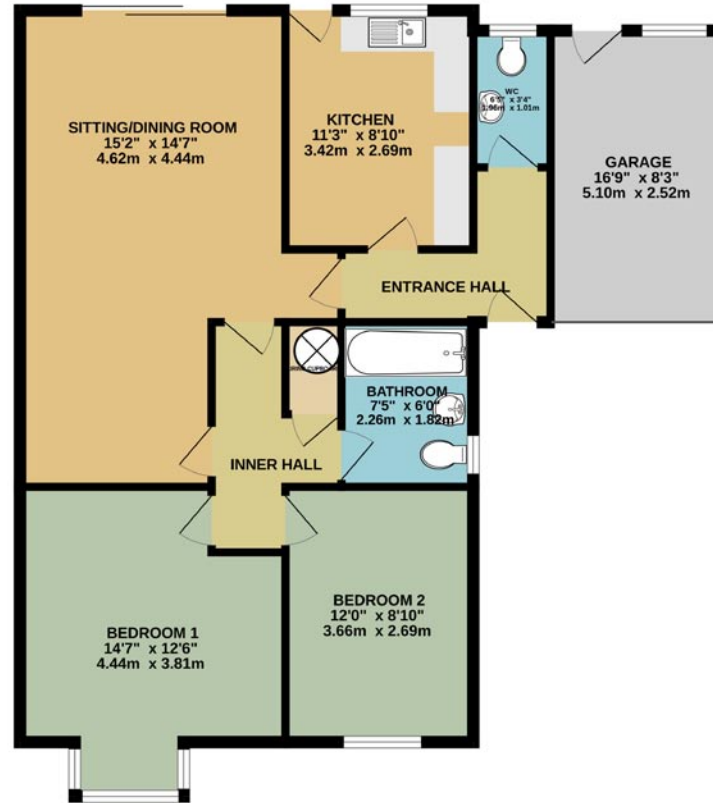
Vacant possession of the freehold will be given upon completion.

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
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA - 910 sq.ft. (84.5 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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