



Bullfinch Drive, Harleston, IP20 9FB

Guide Price £300,000 - £325,000

Set upon a prominent corner plot position, this substantial four bedroom detached house offers well laid out accommodation with two reception rooms and en-suite facilities. Further benefitting from off-road parking, garage and being sold with no onward chain.

- Corner plot position
- En-suite facilities
- Walking distance to amenities
- Freehold
- Garage & off-road parking
- Immaculately presented
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

Situation

Enjoying a favourable corner plot position, the property is located within the modern and attractive development known as Sancroft Square in Harleston, comprising a mixture of similar luxury properties having originally been built by Persimmon Homes. The property is within short walking distance of amenities and facilities in the centre of this historic market town, being a small and traditional thriving market town situated on the south Norfolk borders within the beautiful countryside along the Waveney Valley. A more extensive range of amenities and facilities can be found ten miles to the west within the market town of Diss alongside having a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

Comprising a four bedroom detached house the property was originally built in 2008 and has all of the benefits one would expect to find in a house of this age with modern and contemporary fixtures and fittings, high thermal insulation levels and versatile living space. Heated by way of a gas fired central heating boiler via radiators, combined with solar panels providing additional hot water top up and potential for reduced rates. Internally the accommodation is well arranged having well proportioned rooms with the luxury of two reception rooms and en-suite facilities to the principal bedroom.

Externally

The property is set back from the road having off-road parking to the rear boundaries leading to the single attached garage (attached to the neighbouring property's garage with up and over door to front and storage space within eaves). The main gardens lie to the rear and are of a generous size enclosed by brick walling and being predominantly laid to lawn.

The rooms are as follows:

ENTRANCE HALL: A pleasing and spacious first impression with access to wc, reception room one, kitchen/diner and stairs rising to first floor level with under stairs storage cupboard.

RECEPTION ROOM ONE: 20' 4" x 10' 10" (6.21m x 3.31m) A bright and spacious double aspect room with window to front and upvc French doors to rear giving access to the rear reception room. Feature fireplace to side with inset electric fire with mantle surround and marble hearth.

RECEPTION ROOM TWO/GARDEN ROOM: 10' 9" x 11' 0" (3.28m x 3.35m) Enjoying from being positioned to the rear of the property having views and access onto the rear gardens.

KITCHEN/DINER: 20' 4" x 8' 0" (6.21m x 2.44m) A double aspect room with the kitchen offering an extensive range of wall and floor units, marble effect roll top work surfaces, inset one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor above, double oven to

side and space for white goods. Utility area to side with matching units to the kitchen.

FIRST FLOOR LEVEL - LANDING:

Six panel internal doors giving access to the four bedrooms and bathroom. Built-in airing cupboard to side housing the pressurised hot water cylinder.

BEDROOM ONE: 9' 0" x 11' 1" (2.74m x 3.38m) A well proportioned principal bedroom found to the rear of the property with a good provision of built-in storage cupboards and the luxury of en-suite facilities.

EN-SUITE: 5' 1" x 6' 4" (1.55m x 1.93m) A modern suite with tiled shower cubicle, low level wc, hand wash basin over vanity unit and heated towel rail.

BEDROOM TWO: 9' 2" x 8' 10" (2.79m x 2.69m) Found to the rear of the property being a double bedroom with fitted double storage units to side.

BEDROOM THREE: 10' 11" x 8' 3" (3.33m x 2.51m) A double

bedroom found to the front of the property having double storage cupboard to side.

BEDROOM FOUR: 6' 1" x 8' 3" (1.85m x 2.51m) The smaller of the four bedrooms found to the front of the property.

BATHROOM: 6' 1" x 6' 4" (1.85m x 1.93m) Three piece suite in white comprising panelled bath with up and over shower, low level wc and hand wash basin. Heated towel rail.

SERVICES:

Drainage - mains

Heating - gas + solar panels

EPC Rating - C

Council Tax Band - C

Tenure - freehold

OUR REF: 8361



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Approximate total area⁽¹⁾
1146.76 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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