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Lovat Close,
Harleston, Norfolk

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ESTATE AGENTS

Lovat Close, Harleston

Situated at the end of this quiet cul-de-sac, this well presented semi-detached bungalow sits on a generous plot and has been extended to provide spacious and well laid out accommodation to include two double bedrooms and a wonderful open plan kitchen/dining family room. There is plenty of parking, an attractive enclosed rear garden and no onward chain.

Accommodation comprises briefly:

- Entrance Porch
- Sitting Room
- Inner Hallway
- Two Double Bedrooms
- Shower Room
- Open plan kitchen,dining/family room
- Ample off-road parking
- Low Maintenance Front Garden
- Pretty Rear Garden
- Cul-de-Sac Location
- No Onward Chain
- Planning permission has been granted for a single storey extension to the side



The Property

The front door opens into the entrance porch with tiled floor and space for hanging coats. A further door opens into the sitting room which is a good size with bay window to the front aspect and open fire with marble surround and granite hearth. The inner hallway has access to the loft space (the gas fired boiler is situated in the loft), built-in storage cupboard and doors to the bedrooms and shower room. There are two double bedrooms, the larger of which has a door leading out to the side patio and both have a range of wardrobe cupboards which are included in the sale. The well appointed shower room has a window to the side aspect and comprises a large shower cubicle with glazed screen, enclosed WC, wash basin with storage under and a heated towel rail.

The beautifully light and spacious kitchen/family room has lovely views over the rear garden and makes an ideal entertaining space. This room has a fully tiled floor with double doors leading out to the rear and side aspects. The kitchen area is well fitted with a matching range of cream wall, base and drawer units, work tops with inset stainless steel sink and drainer, built-in Neff double oven and induction hob with extractor over, space and plumbing for a dishwasher and washing machine.

Outside

The low maintenance front garden is laid to shingle with a driveway to the side which provides plenty of parking. Double timber gates open to a further paved area with two large timber sheds. The pretty rear garden is fully enclosed with well stocked borders planted with a variety of seasonal plants, flowers and climbers. There is a large raised timber planter which would be ideal for growing vegetables.



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 9HJ

Tenure

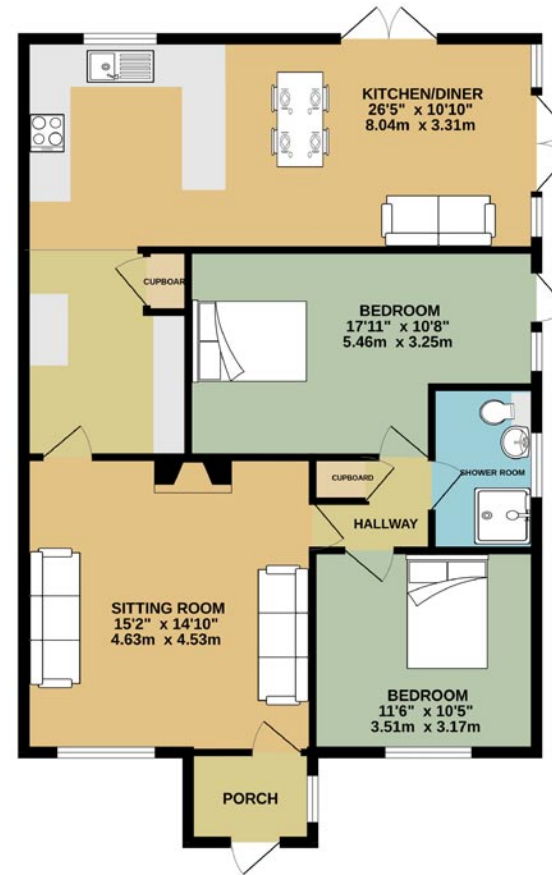
Vacant possession of the freehold will be given upon completion.

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: £285,000

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq ft. (92.2 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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