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Waveney Court,
Harleston, Norfolk

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ESTATE AGENTS

This immaculate, almost new detached bungalow is beautifully presented and is situated on a retirement complex for the over 60's. The bungalow is situated on a generous corner plot with a detached garage and parking and offers completely independent living but also with the benefit of the use of the excellent communal facilities on site. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance hall
- Sitting/dining room
- Fully fitted kitchen
- Bedroom with spacious walk-in wardrobe
- Shower room
- Fully enclosed rear/side garden
- Landscaped front garden
- Garage
- Driveway parking
- Solar panels
- Full use of the communal facilities

The Property

The entrance door opens into the hallway with access to all rooms. Immediately ahead is the well appointed kitchen which overlooks the front and is fitted with a modern range of wall, base and drawer units with integrated fridge/freezer, built-in electric oven and hob with extractor over, worktops with inset sink and drainer and washing machine/dryer under. A useful storage cupboard houses the hot water tank and solar panel controls. Across from the kitchen is the sitting/dining room which is triple aspect and full of natural light with a large storage cupboard and double opening doors leading out to the rear garden. The double bedroom overlooks the rear garden and has a spacious walk-in wardrobe cupboard. The beautifully appointed shower room has a tiled floor and fully tiled walk in shower, wash basin set in a vanity unit, low level WC and heated towel rail.

Outside

The detached garage has an up and over door and power and light connected with personal door to the side and bin storage to the rear. To the side of the garage there is a brick weave parking area. The attractive landscaped gardens to the front and side of the bungalow are well stocked with a variety of plants, maintenance of which is included in the monthly service charge. The fully enclosed rear garden is a good size and mainly laid to lawn with a paved patio and gate leading out to the parking area.

Waveney Court, Harleston





Location

Waveney Court is a retirement complex, 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All light fittings, fitted blinds and curtains are included in the sale.

Services

Fully programmable individual electric wall heaters. Solar panels provide the hot water. Mains drainage, electricity and water are connected. EPC Rating: B

The service charge is currently approximately £100 per month and covers the maintenance of the communal areas, the front garden and external window cleaning.

Local Authority:

South Norfolk District Council
Council Tax Band: A
Postal Code: IP20 9FJ

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: £330,000

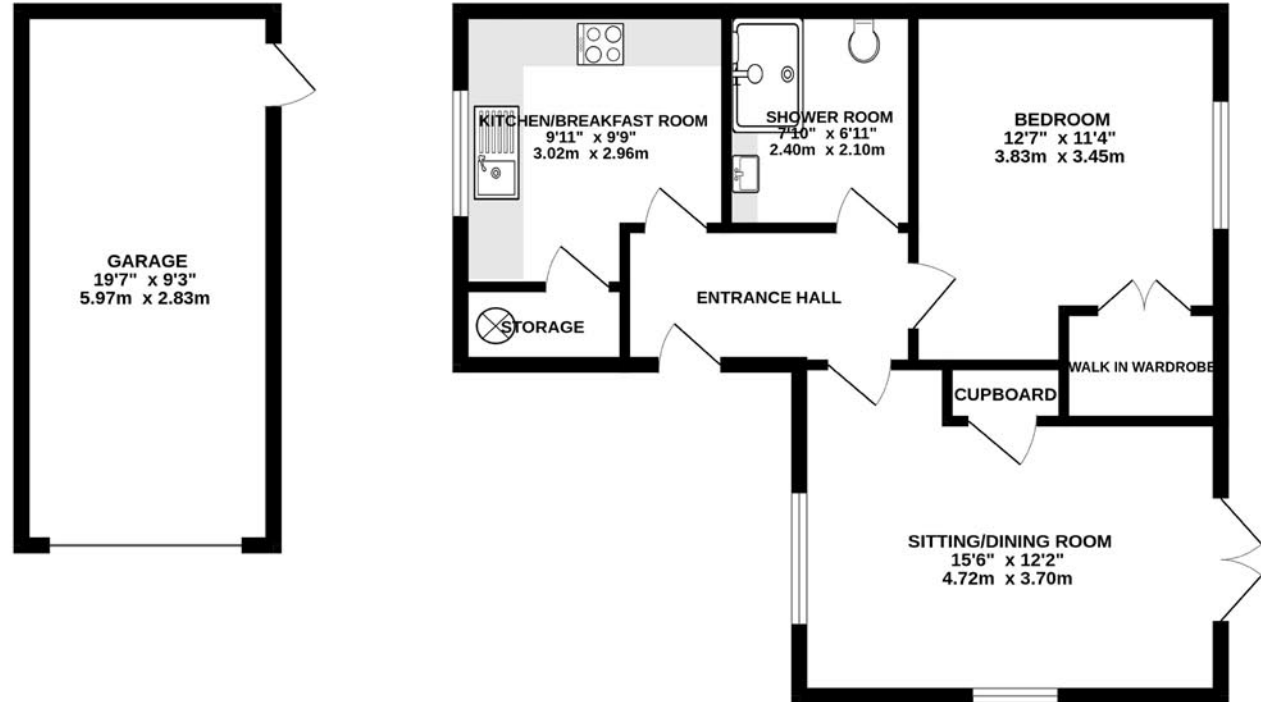
Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205

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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.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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