



Herolf Way,
Harleston, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

Offered to the market with no onward chain, this well presented three bedroom detached bungalow is set well back from the road, overlooking the town park. The property sits in attractive established gardens and benefits from a detached garage and gas fired central heating.

Herolf Way, Harleston

Accommodation comprises briefly:

- Entrance Lobby
- Cloakroom
- Hallway
- Kitchen
- Sitting/Dining Room
- Inner Hallway
- Three Bedrooms
- Bathroom
- Detached Garage
- Attractive Gardens
- Gas Fired Central Heating (newly installed boiler)
- Convenient for Town Centre
- No Onward Chain



The Property

The entrance door opens into a small entrance lobby with door to cloakroom and further door into the main hallway which has a useful and spacious storage cupboard. To the left hand side is the kitchen which is fitted with a range of wood effect wall, base and drawer units, worktops with inset stainless steel sink unit, freestanding electric cooker with extractor over and wall mounted gas fired boiler (installed November 2023). All the white goods are included in the sale. To the right is the third bedroom which overlooks the front garden and side aspect. The spacious double aspect sitting/dining room has a brick fireplace and hearth and sliding patio doors leading out to the garden. An inner hallway with loft hatch and an airing cupboard leads to two further double bedrooms which overlook the rear garden and bathroom comprising a panelled bath with shower over, WC, wash basin and window to the side aspect.

Outside

The bungalow can be found at the end of Herolf Way and is accessed along a small footpath which leads to Swan Lane. A wrought iron gate, with lawned garden to the side leads to the entrance door. The bungalow is set well back from the road, with the front garden which is screened by hedging at the front and side and is mainly laid to lawn. The garden continues along the side of the bungalow to the rear where the fully enclosed garden is laid to lawn with established shrub beds and has a side door leading into the garage. The garage is accessed from Herolf Way and has up and over door, with power and light connected.



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 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 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 9QA
What3Words: crossing.fuses.tapers

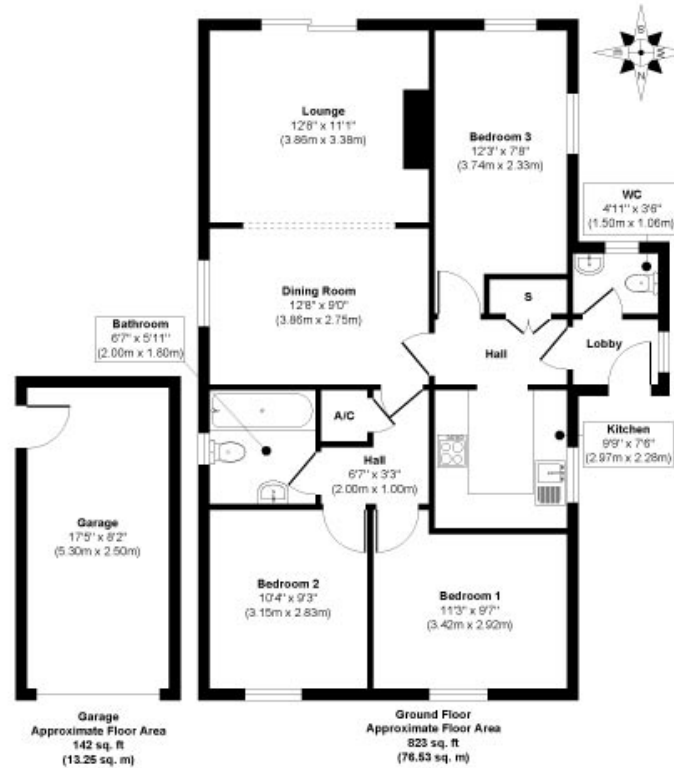
Tenure

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: £295,000



Approx. Gross Internal Floor Area 965 sq. ft / 89.78 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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