



23 LOVAT CLOSE
HARLESTON, NORFOLK, IP20 0HJ



An established detached bungalow offering huge potential to update in a sought-after residential location

The property is an established detached bungalow located along a popular road in a sought-after area of Harleston. It has a detached garage and a driveway for additional parking. The property has been adapted and offers enormous potential to update.

The front door opens to an entrance porch which leads into a spacious sitting room. To the rear is a dining room which connects with the kitchen. We have been informed by the vendor that originally the dining room was a third bedroom and there was a door from the sitting room to the kitchen. This has been blocked but could be reinstated. There is a conservatory to the rear. There are two double bedrooms and a shower room.

The rear garden is bordered by mature hedging offering seclusion. It is laid largely to lawn and with some established shrubs.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors,

veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

SERVICES

Gas fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



2



2



1



9 miles

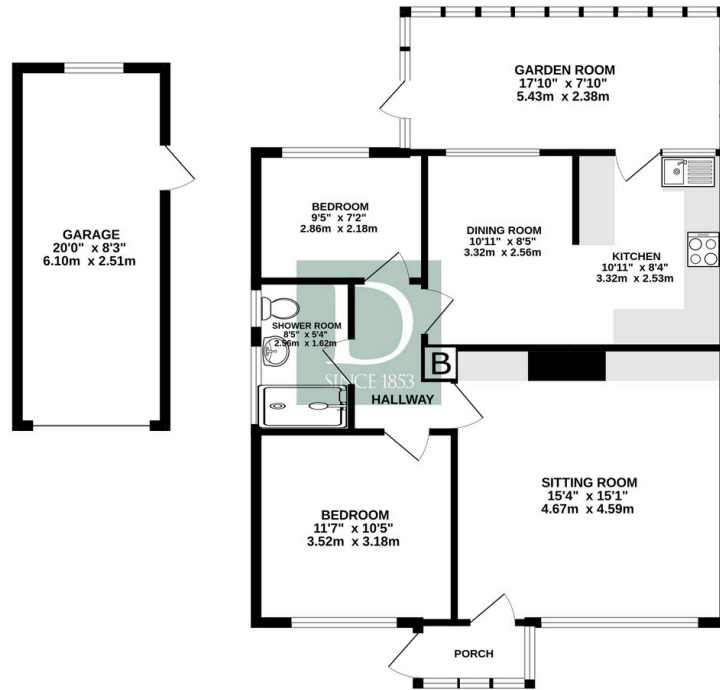


EPC



FLOOR PLAN

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix iC5024

LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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