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Gothic Close,
Harleston, Norfolk

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**MUSKER
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ESTATE AGENTS

A well presented two bedroom semi-detached bungalow situated in a quiet cul-de-sac location. The bungalow has been updated by the current owners including a new kitchen and shower room and has a large conservatory at the rear. There is ample driveway parking, a single garage and beautifully tended gardens.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room with wood burner
- Kitchen
- Shower Room
- Dining Room
- Two Bedrooms
- Spacious Conservatory
- Attractive Enclosed Rear Garden with Summerhouse
- Driveway Parking
- Single Garage/Workshop



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The Property

The entrance door opens in the hallway with three useful storage cupboards and access to the loft where the gas fired boiler is situated. An open archway from the hall leads into the dining room. The sitting room overlooks the front aspect with a freestanding wood burning stove which creates a cosy focal point. The kitchen also overlooks the front and is well fitted with a matching range of pale green base, wall and drawer units, work tops with inset stainless sink, built-in Neff oven and grill, gas hob with extractor over, integrated dishwasher and space for a washing machine and fridge/freezer. There are two double bedrooms which overlook the rear aspect, the larger of the two has a range of fitted bedroom cupboards, incorporating a dressing table and bedside tables. The well appointed shower room has a window to the side, a walk-in shower cubicle, wash basin and WC set in a vanity unit and heated towel rail. The spacious conservatory leads off from the dining room and has lovely views and a door opening into the garden.

Outside

A driveway provides off-road parking and leads through double gates to the garage/workshop with up and over door, power and light connected. There is a lawned garden to the front. A side gate leads into the private and fully enclosed rear garden which has been beautifully maintained by the current owners. The garden is laid to lawn with flower borders, a paved patio area and a further decked seating area. A lovely summerhouse is included in the sale.



Location

The property is 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.

Services

Gas 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 9JU

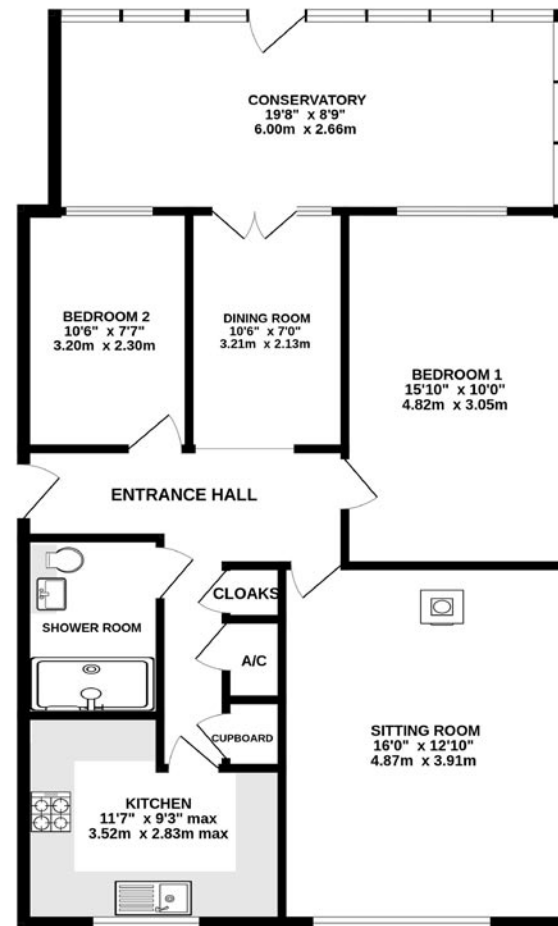
Tenure

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.

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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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Guide Price: £285,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
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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.