



KINGFISHER HOUSE

41 DOUNE WAY, HARLESTON, NORFOLK, IP70 9QB



An immaculate 3 bedroom Hopkins Home built in 2008, located just moments from the town centre

Kingfisher House occupies a peaceful position just outside of the town centre of Harleston. It has been meticulously maintained by the current owner, who purchased the house from new.

The entrance hall leads you to the kitchen which has been upgraded to marble worktops, and there is also a downstairs WC off the hall too. Towards the rear of the property is a spacious living room, large enough to be a lounge/ diner if you wished and currently set up this way. The lounge leads out to a conservatory, where you can enjoy the wonderfully matured rear garden. The rear garden also houses a summerhouse with power. The first floor benefits from 2 double bedrooms and 1 single bedroom all with fitted wardrobes.

There is a single garage on block and parking space, which are both leasehold and on a 125 year lease which commenced April 2008.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of Independently owned shops along

with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 10 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

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 Council
Council Tax Band C



3



1



1



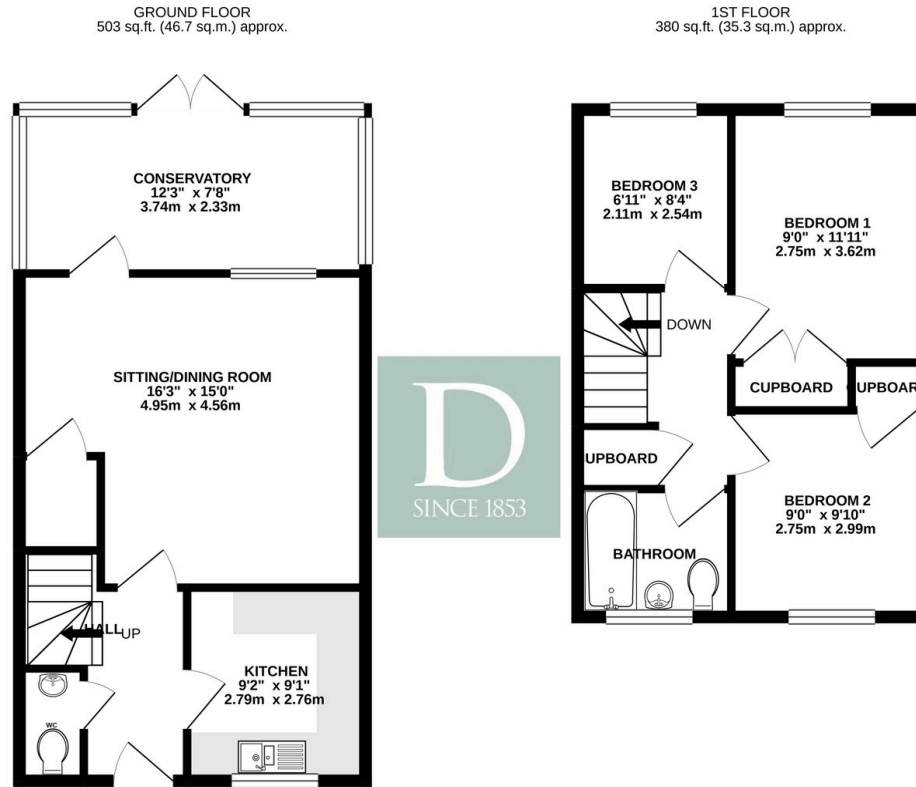
9 miles



EPC



FLOOR PLAN



LOCATION MAP



TOTAL FLOOR AREA: 883 sq.ft. (82.0 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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