



7 CROFT CLOSE
HARLESTON, NORFOLK, IP20 9QD



No Onward Chain A detached two bedroom bungalow tucked away in a corner plot, with a delightful wrap around private garden

This two bed detached property is positioned tucked away in on a wonderful corner plot and boasts an enclosed and private wrap around garden. It is in a popular residential area, close to the town centre amenities within Harleston.

Upon entering through the front door is a useful hall area, with the kitchen located to your left. There are pleasant views over the front lawn. The hall leads further to a spacious dining room/ living room. Off the sitting room is a large conservatory/ sun room with double doors opening to the garden. The family bathroom and two double bedrooms are at the other side of the property. Both bedrooms benefit from fitted wardrobes.

The rear garden is absolutely delightful and an asset to the bungalow. Whilst largely laid lawn and patio it also has a wide array of mature shrubs and hedging which helps add privacy to the garden. It is deceptively large and has a decking area and two ponds which previously housed fish. Both ponds would benefit from remedial works. The property also benefits from a single garage.

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

New Electric Heating System installed in 2020. 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 & Tax Band B

VIEWING

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



2



2



1



9 miles

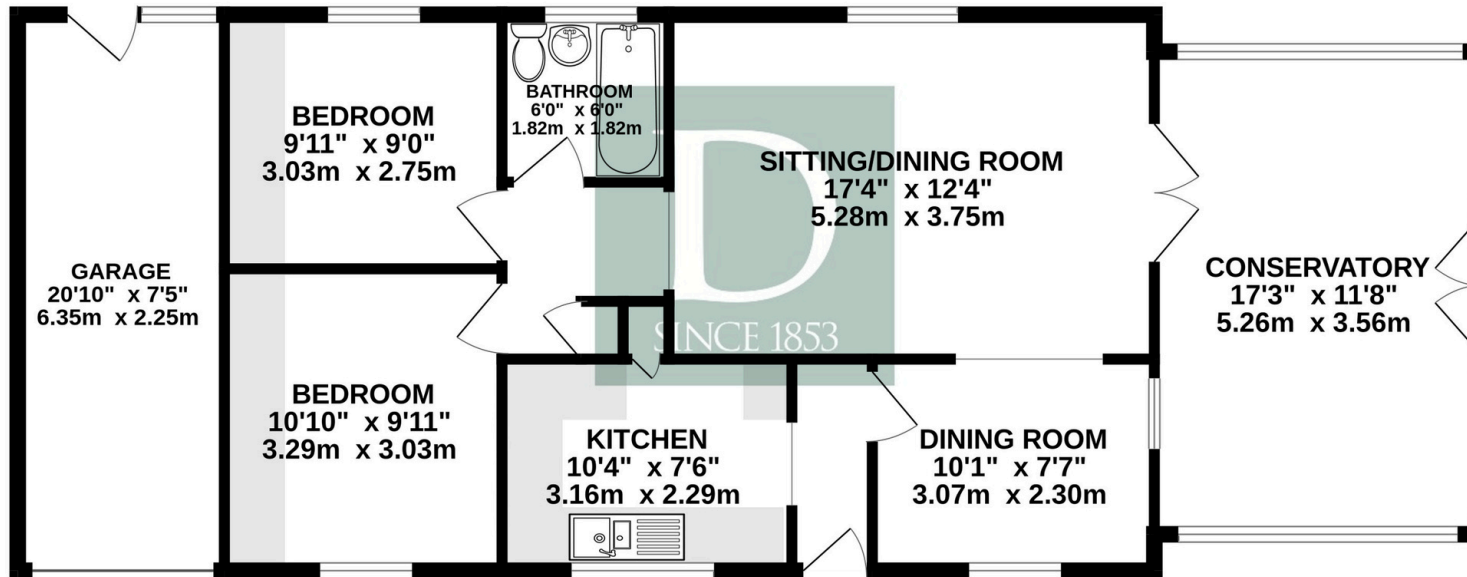


EPC



FLOOR PLAN

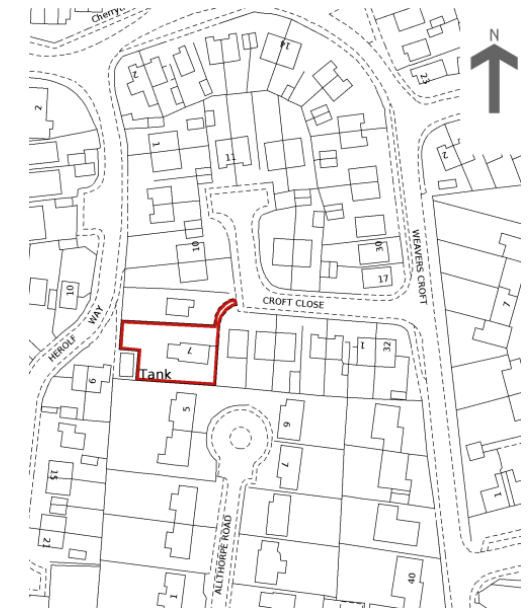
GROUND FLOOR 1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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LOCATION MAP



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

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