



12 MALTINGS DRIVE
HARLESTON, IP20 9EY



A spacious two bedroom detached bungalow with generous garden and offered with no onward chain.

PROPERTY

The property is a well-maintained detached bungalow located within walking distance of a variety of amenities. It has a detached garage and a driveway for parking. It has a generous sized garden and two double bedrooms.

There are entrance doors to either side of the property. One enters the hall, and the other enters the kitchen. The kitchen has had new flooring recently laid and is spacious enough to have room for a dining table too. The layout has a great flow to it with a door from the kitchen through to the lounge, currently set up as a lounge/diner. There are two spacious bedrooms, plus a bathroom and separate W.C.

The rear garden is very private and low maintenance being part patio and laid lawn. It also has a side gate for access and the garage can be accessed via a back door leading into the garden.

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 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 & Tax Band C

VIEWING

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



2



1



1

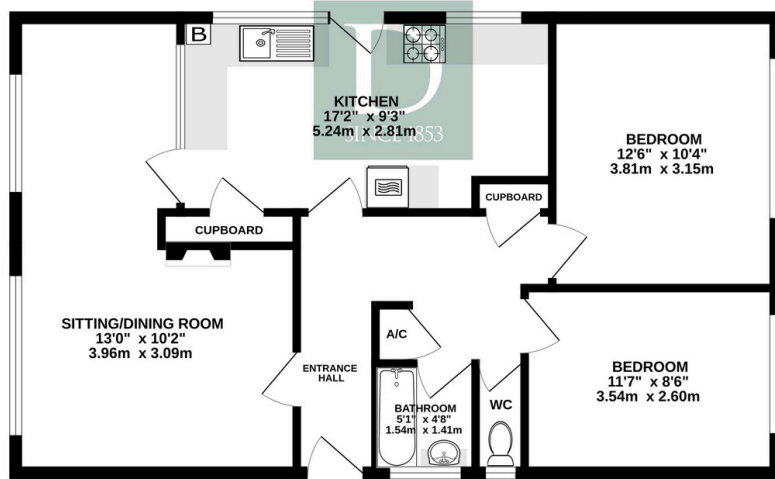
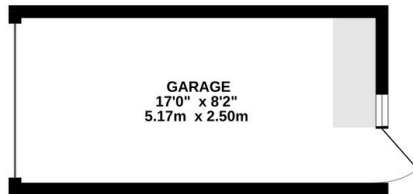


10



FLOOR PLAN

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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.
Made with Metropix ©2024



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

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**