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*Lovat Close,*  
Harleston, Norfolk

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Situated in a popular cul-de-sac location convenient for the town centre, this semi-detached bungalow offers well presented accommodation including three bedrooms, spacious sitting room, kitchen and utility. The property benefits from a detached single garage, driveway parking with further parking available in front of the bungalow and enclosed rear garden.

#### Accommodation comprises briefly:

- Entrance Porch
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Bathroom

#### Outside

- Shingled Front Garden
- Detached Single Garage and Driveway Parking
- Enclosed Rear Garden
- Solar Panels
- Popular Cul-de-Sac Location

#### The Property

The front door opens into the entrance porch with tiled floor and further door leading into the light and spacious sitting room, with large picture window to the front aspect and modern fitted electric fire. The kitchen is well fitted with a range of matching wall, base and drawer units, work surfaces with inset stainless steel 1 ½ bowl sink, space and plumbing for a dishwasher, built-in electric oven and hob with extractor over and breakfast bar. A window overlooks the rear and a door leads out to the utility room with plumbing for a washing machine, space for a tumble dryer and door leading out to the rear garden. From the sitting room a door leads into the inner hallway with airing cupboard housing the hot water tank and loft access hatch. The master bedroom is again lovely and bright and overlooks the front aspect. There are two further bedrooms, both overlooking the rear garden, one has built-in wardrobes with storage under and a cupboard housing the gas fired boiler. The well appointed bathroom completes the accommodation and comprises a bath with shower over, further hand held shower and glazed screen, wash basin set in a vanity unit and WC. The bathroom is fully tiled with two windows to the side aspect and heated towel rail.

#### Outside

A brick weave driveway provides ample car parking and leads to the single detached garage with up and over door, power and light connected. The front garden is laid to shingle with a low ornamental wall to the front and side and could be used for further parking space if required. A side gate provides access into the rear garden which is fully enclosed and laid to lawn and shingle with a decked seating area. A timber garden shed is included in the sale.

## *Lovat Close, Harleston*





## 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: D

### Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9HJ

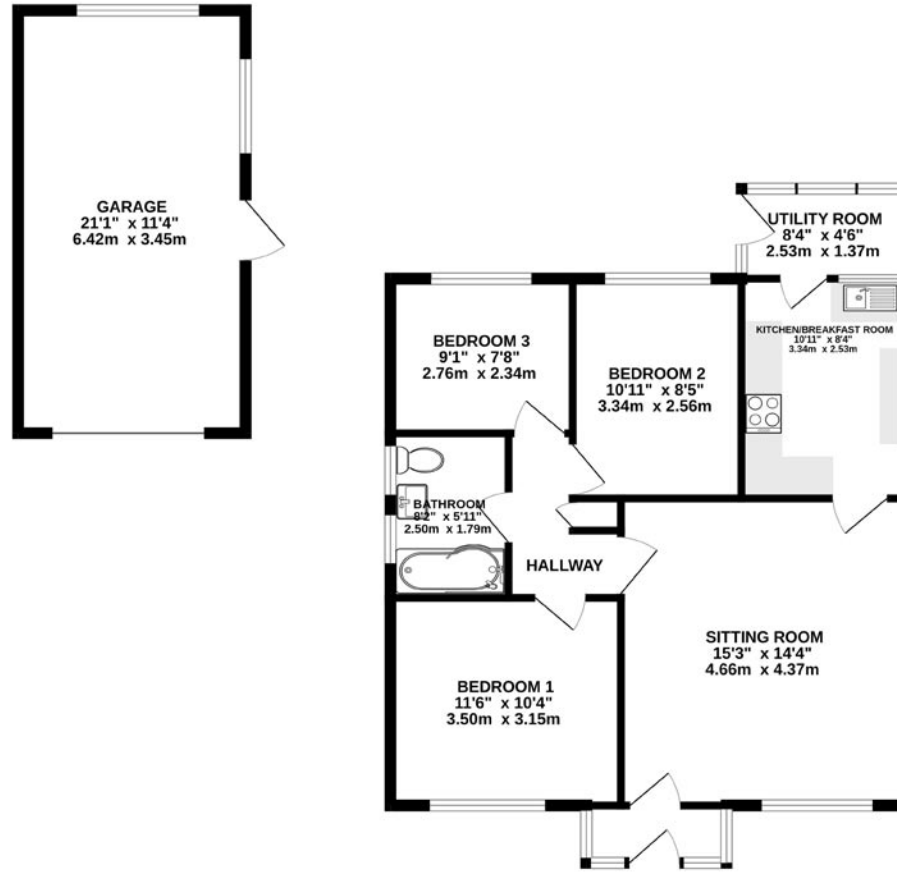
### Tenure

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**  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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.  
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**Guide Price: £269,000**

**To arrange a viewing, please call 01379 882535**

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
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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.

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