



St Mary's Close,
Harleston, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

Tucked away at the end of a cul-de-sac, this very well presented two bedroom detached bungalow benefits from double glazing throughout, a single garage, driveway parking and an enclosed rear garden with views across fields.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garage with electric roller door
- Parking
- Rear Garden with field views
- Summer House
- Fully Double Glazed
- Gas Fired Central Heating (the boiler is 2 years old)

St Mary's Close, Harleston



The Property

The entrance door leads into the hallway with loft access hatch and door opening into a spacious airing cupboard housing the hot water tank and slatted shelving. The sitting /dining room has double doors leading out to the rear garden and gas fire with surround. The kitchen also overlooks the rear garden with window and door leading out and is well fitted with a matching range of wall, base and drawer units, worktops with inset stainless steel sink and space for appliances. The two bedrooms overlook the front and the shower room completes the accommodation and is fully tiled with window to the side aspect, shower cubicle, WC and pedestal wash basin.

Outside

The property is approached over a shared driveway which leads to the single garage with electric roller door, power and light connected. There is parking in front of the garage and the low maintenance garden is laid to shingle. A side gate provides access into the rear garden which is fully enclosed and laid to lawn with shrub borders. A paved terrace runs along the length of the bungalow and provides an ideal seating area. A lovely summerhouse and timber shed are included in the sale.



Location

The property is located close to 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, delicatessen 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 in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected. EPC Rating: C

Local Authority:

South Norfolk District Council
Council Tax Band: B
Postal Code: IP20 9HS

Tenure

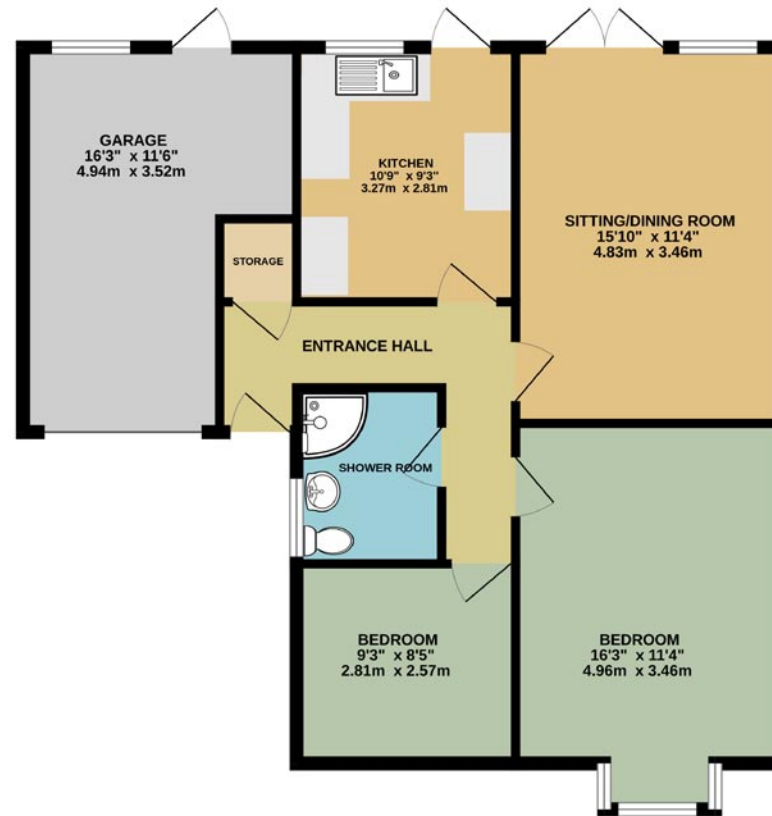
Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £270,000

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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.

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

| | |
|------------|--------------|
| Diss | 01379 644822 |
| Bungay | 01986 888160 |
| Loddon | 01508 521110 |
| 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.



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