



Lime Close,
Harleston, Norfolk



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ESTATE AGENTS

Situated in a popular residential area, convenient for the town centre, this detached bungalow is offered to the market with no onward chain. The property features spacious living accommodation, as well as two double bedrooms and benefits from attractive gardens to the front and rear, driveway parking and attached garage.

Lime Close, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Shower Room
- Two Double Bedrooms
- Sun Room

Outside

- Gardens to the front and rear
- Integral Single Garage
- Driveway Parking
- Convenient for the town centre

The Property

An entrance porch opens into the hallway with loft access hatch and doors to all rooms. To the left is the spacious sitting room, a lovely bright triple aspect room with a marble style fireplace housing the gas fire (fitted in 2020). The kitchen/dining room is again a good size and well fitted with a matching range of wall, base and drawer units with a further large cupboard housing the gas fired boiler (installed in 2018). All the white goods and freestanding cooker are included in the sale. Windows overlook the front and rear aspects and a door leads into the sun room at the rear. The two double bedrooms overlook the front and rear and the shower room has a window to the rear, and comprises a fully tiled double width shower cubicle, WC and wash basin with storage under.

Outside

A driveway provides off-road parking and leads to the garage with up and over door, power and light connected. To the left of the driveway is a lawned garden and to the side of the garage a gate leads into the rear garden. The garden is fully enclosed and laid to lawn with wide borders planted with a variety of spring bulbs, plants and shrubs. Two garden sheds are included in the sale.





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 fired central heating and hot water. (A new boiler was installed in 2018)

Mains drainage, electricity and water are connected.

EPC Rating: D

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9DG

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: £275,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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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.