



*Bullfinch Drive,*  
Harleston, Norfolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A beautifully presented and well maintained detached family home, situated in this popular residential area in Harleston. Featuring a sitting room, spacious kitchen/dining room and three bedrooms, the property also benefits from an attractive rear garden, ample off-road parking and single garage.

#### Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Spacious Kitchen/Dining Room
- Utility Room
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Two Further Bedrooms with built-in wardrobes
- Family Bathroom

#### Outside

- Single Garage
- Driveway Parking
- Further Gravel Parking Area
- Attractive Rear Garden
- Popular Residential Area

#### The Property

The front door opens into the hallway with stairs rising to the first floor with useful under stair cupboard and door into the cloakroom. To the left is the sitting room, double aspect with doors leading out to the rear garden and a feature fireplace fitted with an electric fire. The spacious kitchen/dining is again double aspect and is well fitted with a matching range of wall, base and drawer units, complemented by 'wood effect' work tops. There is a Neff built-in double oven with gas hob and extractor over, an integrated dishwasher and wall cupboard housing the gas fired boiler. A door leads into the utility room with external door to the garden, work top with sink and plumbing under for a washing machine and fitted wall cupboard. From the hallway stairs lead to the first floor landing with window to the rear, loft access hatch and airing cupboard. The master bedroom overlooks the rear aspect with two built-in wardrobes and door into the well appointed en-suite with window to the front aspect and which is fully tiled and comprises a shower cubicle, wash hand basin WC and heated towel rail. There are two further bedrooms, both with built-in wardrobes and the family bathroom with window to the front and suite comprising a panelled bath with shower attachment, pedestal wash basin and WC.

#### Outside

To the front of the property the garden is fully fenced and laid to gravel with a path leading to the entrance door. There is a further shrub border along the side of the property. The garage is to the right hand side of the house and is approached via a brick weave drive which provides parking for one car, there is also a further parking area next to the house which is laid to gravel. The single garage has an up and over door, power and light connected with a personal door leading out to the garden. A side gate leads into the attractive rear garden which is fully enclosed and mainly laid to lawn. A decked area provides a lovely and private spot for outdoor dining and pretty borders are stocked with a variety established shrubs and plants. There are outside power points, lighting and garden tap.

## *Bullfinch Drive, Harleston*







### Location

The property is situated on a small development in the centre of the 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. All fitted blinds are included in the sale.

## Services

Gas fired central heating and hot water. A solar panel also heats the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: TBC

## Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9FB

## 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: £315,000**

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

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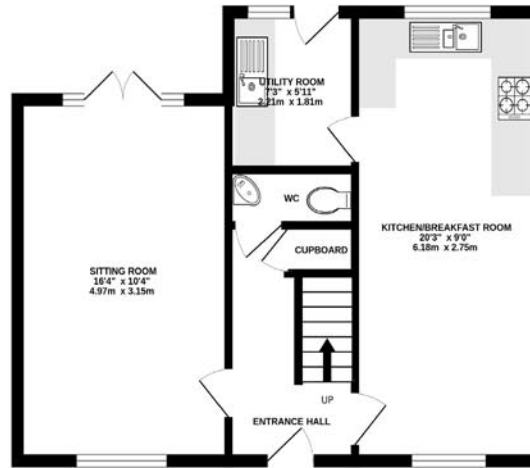
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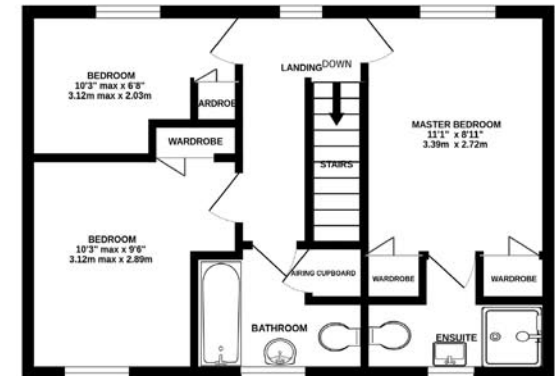


Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and 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.

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 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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