



Station Road, Harleston, IP20 9ES
Guide Price £270,000 - £280,000



A two/three bedroom detached bungalow offering spacious accommodation in the region of 1200 square feet with the benefit of being no onward chain.

Station Road, Harleston

Key Features

- Two/three bedrooms
- Fully fitted kitchen
- Generous size lounge
- Off-road parking & garage
- Great access to local amenities
- No onward chain
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.

Situation

Found to the north of the town centre the property is within relatively close proximity to the high street enjoys a pleasing elevated position upon a small country lane within a stone's throw of the open rural countryside. The thriving market town of Harleston has proved to be a desirable and popular location over the years still retaining a strong community with many independent shops and an extensive range of day to day amenities and facilities, all surrounded by the beautiful countryside close to the Waveney Valley on the south Norfolk borders. A further more extensive range of amenities and facilities can be found just 10 miles to the west within the market town of Diss, (along the A143) which further has the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

Description

Being of traditional cavity brick and block construction, this two/three bedroom detached bungalow offers spacious accommodation in the region of 1200 square ft. Over the years a conservatory extension has been added to enhance the internal accommodation, whilst more recently the property has been redecorated with new carpets laid throughout.

Externally

This attractive looking brick and flint faced bungalow is accessed via double gates which leads up to the single garage, and a block paved driveway provides off road parking for multiple vehicles. The front garden also has a lawn area with a pond inset in the middle of it further enhancing the view from the road by providing a dash of nature and colour. To the rear you will find a low maintenance courtyard style garden where you will find pedestrian access into a storage/workshop area which is located to the rear of the garage.



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The rooms are as follows:

PORCH: Entry via upvc double glazed door to side aspect, windows to side and front. Wood panelling. Tiled flooring.

ENTRANCE HALL: Access via upvc double glazed door, cupboard to side housing the boiler and hot water cylinder. Doors providing access to:

LOUNGE: 11' 1" x 21' 6" (3.38m x 6.55m)

Dual aspect with windows to side and front, feature fireplace with marble hearth.

KITCHEN: 16' 3" x 9' 3" (4.95m x 2.82m)

The kitchen offers wall and floor units (some with smart storage system), roll top work surfaces, integrated fridge and freezer, combi Neff oven, four ring ceramic Neff hob with Neff extractor above, inset stainless steel sink with drainer, tiled splashbacks, window to side aspect. Storage cupboard to side and access to utility. Upvc door giving external access to side.

UTILITY: Frosted window to side aspect, roll top work surfaces, space for washing machine and dishwasher. Water softener.

BEDROOM ONE: 11' 8" x 9' 1" (3.56m x 2.77m)

With window to side aspect, fitted wardrobes.

BEDROOM TWO: 8' 6" x 8' 4" (2.59m x 2.54m)

Window to front aspect, fitted wardrobes.

SHOWER ROOM: 8' 6" x 6' 5" (2.59m x 1.96m)

Comprising double shower cubicle with rainfall shower head, low level wc and hand wash basin over vanity unit. Heated towel rail. Tiled walls. Tiled flooring. Frosted window to rear aspect.

BEDROOM THREE/RECEPTION ROOM TWO: 10' 3" x 11' 7" (3.12m x 3.53m)

French doors providing access to conservatory. Storage cupboard/wardrobe to side.

CONSERVATORY: 15' 2" x 11' 10" (4.62m x 3.61m)

Being of a generous size with windows to both side aspects and rear and French doors providing access to the courtyard garden. Tiled flooring.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - D

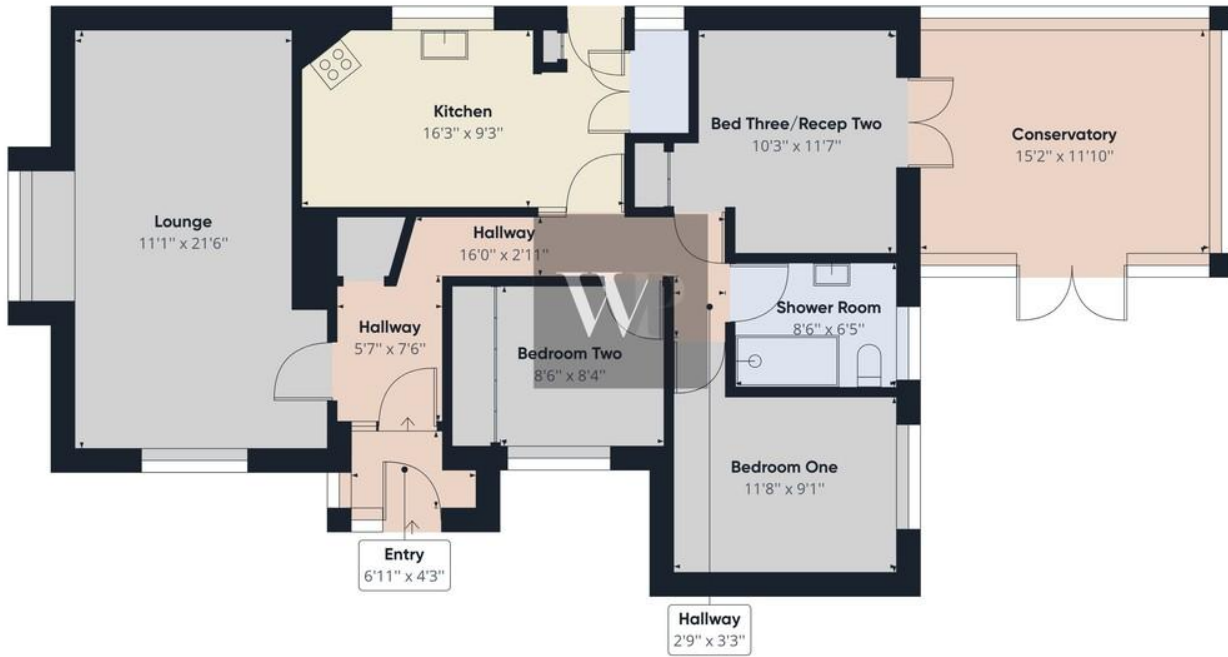
Tenure - freehold

AGENTS NOTE: There is an electricity sub-station on the land adjoining the bungalow and a right of way for access.

OUR REF: 8381



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Approximate total area⁽¹⁾
1199.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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