



Maltings Drive,
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 requires some updating and features two double bedrooms, a conservatory, detached garage, ample driveway parking and a good sized South facing rear garden.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Bathroom
- Separate WC
- Two Double Bedrooms
- Conservatory

Outside

- Generous South Facing Rear Garden
- Detached Single Garage
- Ample Driveway Parking
- Convenient for the town centre

The Property

A side entrance door leads into the hallway with loft access and cupboard housing the gas fired boiler (installed in 2019) and the hot water tank. The spacious sitting room overlooks the front aspect and feature a stone fireplace and hearth housing the gas fire. The kitchen also overlooks the front with external door to the side which opens into a covered walkway. The kitchen is well fitted with a matching range of wall, base and drawer units, pantry cupboard and further storage cupboard, worktops with inset stainless steel sink and space for appliances. The two double bedrooms are situated at the rear of the bungalow. The master bedroom is fitted with a range of fitted furniture including wardrobes and drawer units, whilst the second bedroom has sliding doors leading into the conservatory. A fully tiled bathroom comprises a panelled bath with shower over, pedestal wash basin and window to the side. A separate WC also has a window to the side. UPVC double glazed windows; fascia and weatherboarding

Outside

The front garden is laid to lawn and planted with mature conifers and shrubs. To the left the driveway provides ample parking and leads to the detached garage with up and over door, power and light connected with window and door to the rear leading out to garden. A door to the side of the bungalow opens onto a covered walkway which leads to the rear garden. Mainly laid to lawn with paved areas the enclosed rear garden is generous in size with a pond and greenhouse.

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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 (boiler installed in 2019)

Mains drainage, electricity and water are connected.

EPC Rating: D

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9EY

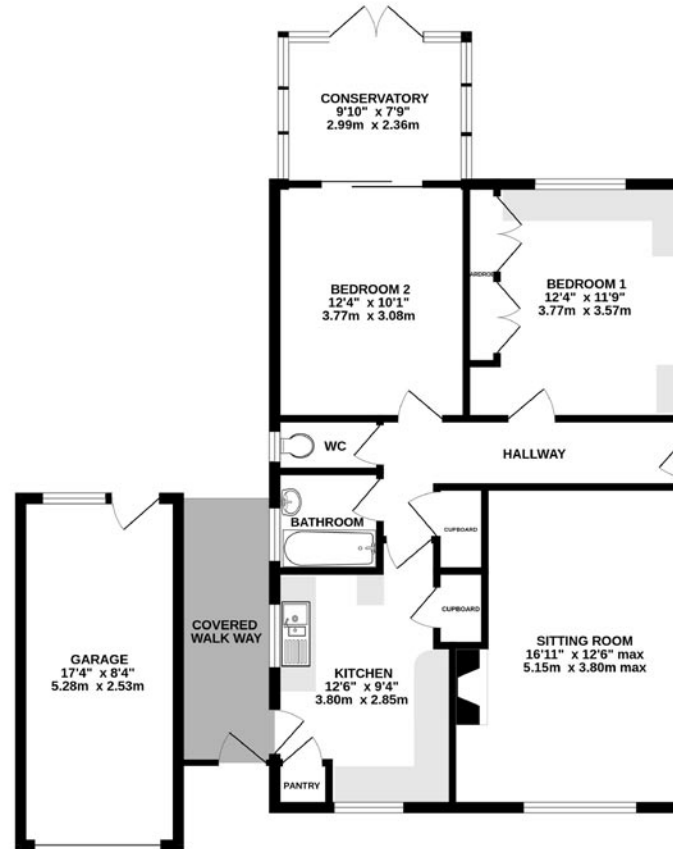
Tenure

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
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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.

Guide Price: £245,000

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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