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FOR SALE
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Bullfinch Drive,
Harleston, Norfolk

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ESTATE AGENTS

Tucked away, just off the green in this popular residential area of Harleston, is this modern three bedroom townhouse offering well presented accommodation over three floors. With a low maintenance, south facing rear garden, the property also benefits from a single garage and parking.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Sitting Room
- First Floor Landing
- Two Bedrooms
- Family Bathroom
- Second Floor Landing
- Master Bedroom with En-suite shower room

Outside

- Enclosed Lawned Front Garden
- Low Maintenance South facing rear garden
- Single Garage situated in a block
- Parking
- Convenient for Town Centre

The Property

The front door opens in the hallway with stairs rising to the first floor accommodation with useful under stair storage cupboard and door to the cloakroom comprising WC and wash basin. To the left hand side is the kitchen/dining room which has ample space for a table and chairs and is well fitted with a matching range of wall, base and drawer units, window to the front aspect, built-in electric oven with gas hob and extractor over, cupboard housing the gas fired boiler and space for appliances. The sitting room is situated at the rear of the property with double doors leading out to the rear garden. From the hallway stairs rise to the first floor landing where you will find two bedrooms, both with built-in wardrobe cupboards and the bathroom with suite comprising panelled bath with shower over and glazed screen, WC, pedestal wash basin and heated towel rail. Further stairs lead up to the second floor landing with cupboard housing the hot water tank and door into the spacious master bedroom with dormer window to the front and door into the en-suite shower room with fully tiled shower cubicle, WC, wash basin, heated towel rail and window to the rear aspect.

Outside

An overhang between numbers 22 & 24 leads through to the parking area and the single garage with an up and over door and which is situated in a block on the right hand side. To the front of property there is a small lawned garden which is fully enclosed by hedging and railings and with a path leading to the front door. The attractive, enclosed South facing rear garden is fully paved with raised borders to either side planted with a variety of flowers and shrubs. At the rear of the garden is a gate which provides access to the garage and parking area. A useful timber garden shed is included in the sale which has power and light connected.

Bullfinch Drive, Harleston





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. Solar panels heat the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: C

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9FB

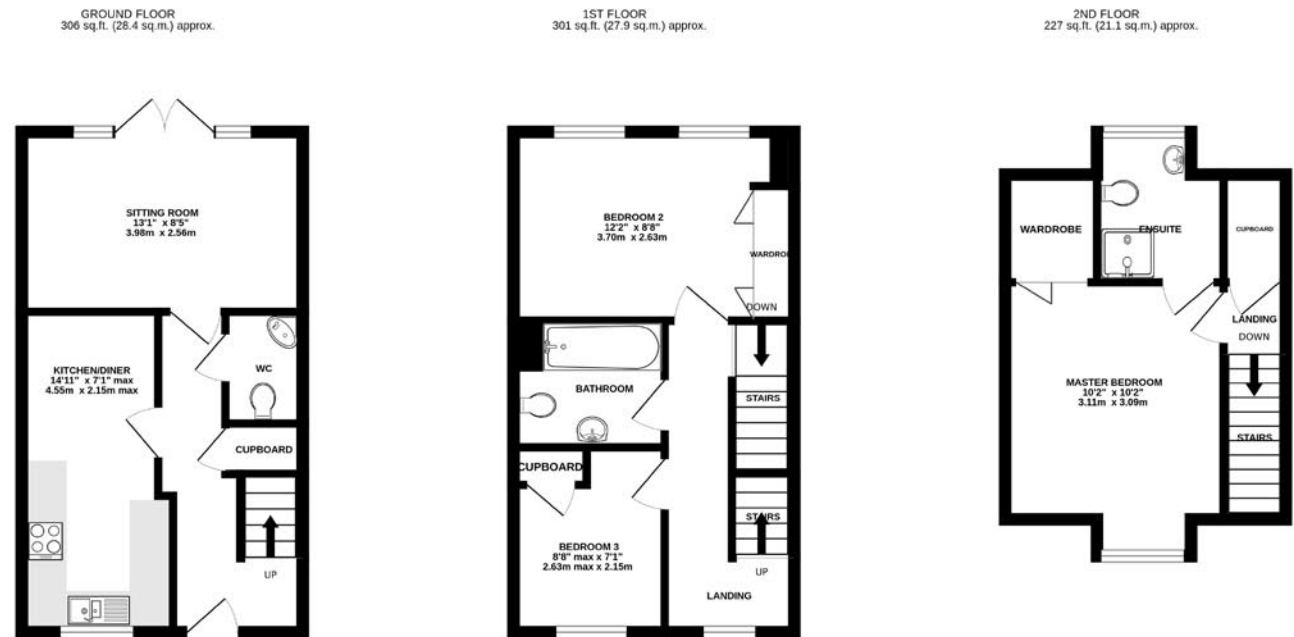
Tenure

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: £227,500



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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To arrange a viewing, please call 01379 882535

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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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