



*Bullfinch Drive,*  
Harleston, Norfolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS

A beautifully presented detached family home, situated in this popular residential area in Harleston. Offering a spacious sitting/dining room and four double bedrooms with an en-suite to the master as well as an integrated garage and enclosed rear garden.

## *Bullfinch Drive, Harleston*

### Accommodation comprises briefly:

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

### Outside

- Integral Garage
- Driveway Parking
- Attractive Enclosed Garden
- Popular Residential Area



### The Property

The front door opens into the entrance hall with a door to the cloakroom on the right hand side. The spacious sitting/dining room is located to the rear of the property with double doors leading out to the rear garden and useful under stair storage cupboard. The kitchen/breakfast room overlooks the front aspect with a door leading out to the side. With ample space for a small table and chairs the kitchen is well fitted with a matching range of cream base, wall and drawer units with a cupboard housing the gas fired boiler. There is a double oven and gas hob with extractor over, integrated appliances and work surfaces with built-in stainless steel sink.

From the hallway, stairs rise to the first floor landing with loft access hatch and airing cupboard. The master bedroom overlooks the front aspect with built-in wardrobes and en-suite shower room. There are three further double bedrooms all with built-in wardrobes and which share the family bathroom comprising a panelled bath with shower over, WC, pedestal wash basin and heated towel rail.

### Outside

To the front of the property a brick weave driveway provides off-road parking and leads to the integral garage with up and over door, power and light connected and personal door to the rear. A side gate leads into the rear garden which is fully enclosed and mainly laid to lawn with a paved patio. A slate border is planted with a variety of plants and climbers and a timber garden shed is included in the sale.



### 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.

## Services

Gas fired central heating and hot water (solar power for the water also).

Mains drainage, electricity and water are connected.

EPC Rating: C

## Local Authority:

South Norfolk District Council

Council Tax Band: D

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.

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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.  
Made with Metropix ©2024

**Guide Price: £310,000**

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

A member of OnTheMarket™



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.

**HARLESTON OFFICE**

5 London Road  
Harleston  
Norfolk  
IP20 9BH

**Tel. 01379 882535**

[harleston@muskermcintyre.co.uk](mailto:harleston@muskermcintyre.co.uk)