



*Church View,*  
Harleston, Norfolk



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 features extremely spacious living accommodation, as well as three bedrooms and conservatory and benefits from a generous south facing rear garden, driveway parking and attached garage.

**Accommodation comprises briefly:**

- Entrance Hall
  - Sitting Room
  - Conservatory
  - Kitchen/Breakfast Room
  - Two Double Bedrooms
  - Further bedroom (currently used as a dining room)
  - Bathroom
- Outside
- Single Garage
  - Ample Driveway Parking
  - Established and Attractive Gardens
  - Convenient for the town centre



## *Church View, Harleston*

### **The Property**

The front door opens into the entrance hall with loft access hatch and three useful storage cupboards. Immediately to the left and right are two double bedrooms which overlook the front aspect with the third bedroom overlooking the side (currently used as a dining room). The wonderfully bright and spacious sitting room is situated to the rear of the bungalow overlooking the garden with double doors opening into the conservatory. The kitchen/breakfast room is again a good size with ample space for a table and chairs and again overlooks the rear garden with door leading out to the rear. The kitchen is well fitted with a range of matching wall, base and drawer units, space and plumbing for a washing machine and dishwasher and wall mounted gas boiler (installed 2024). The bathroom has a window to the side and suite comprising a corner bath, separate shower cubicle, pedestal wash basin, WC and airing cupboard housing the hot water tank with slatted shelving.

### **Outside**

A driveway provides ample off-road parking and leads to the garage with up and over door, power and light connected. The front lawned garden is planted with a variety of shrubs with a paved path leading to the entrance door. A side access gate provides access into the sunny rear garden which is a good size and is fully enclosed by timber fencing. The garden is laid to lawn and planted with a variety of spring bulbs, shrubs and trees. A garden shed and greenhouse are included in the sale.



## 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. (A new boiler was installed in 2024)

Mains drainage, electricity and water are connected.

EPC Rating: C

### Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9HR

### 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: £290,000**

### Covering Norfolk & Suffolk:

Harleston 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.



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>m</sup>

96.88 m<sup>2</sup>  
1042.81 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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To arrange a viewing, please call 01379 882535

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