



29

Oak Tree Way,
Harleston, Norfolk



**MUSKER
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ESTATE AGENTS

Tucked away at the end of a cul-de-sac this detached bungalow offers spacious accommodation including three bedrooms and benefits from double glazing throughout, a single garage, driveway parking and an enclosed rear garden. No onward chain

Oak Tree Way, Harleston

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Sitting Room
- Kitchen
- Three Bedrooms
- Shower Room
- Garage
- Driveway Parking
- Enclosed Rear Garden



The Property

The entrance door leads into the porch with a further door into the welcoming hallway with airing cupboard and loft access hatch. To the left hand side is the spacious sitting room with window to the front and feature fireplace with hearth. The kitchen overlooks the front with a door leading out to the side and is well fitted with a matching range of wall, base and drawer units, work tops with inset stainless steel sink, space for cooker with extractor over and space and plumbing for a washing machine and dishwasher.

There are three bedrooms which all overlook the rear garden, one of which is currently being used as a dining room. The shower room has a window to the side and has an easy access shower, pedestal wash basin and WC.

Outside

The property is approached over a tarmac driveway which provides off-road parking and leads to the single garage with up and over door, power and light connected. There is a small lawned garden. A side access gates leads into the rear garden which is fully enclosed and laid to lawn with a paved seating area, flower borders and a timber garden shed.



Location

The property is located close to 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, delicatessen 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 in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains 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 radiator central heating and hot water. Mains drainage, electricity and water are connected. EPC Rating: D

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 9EL

Tenure

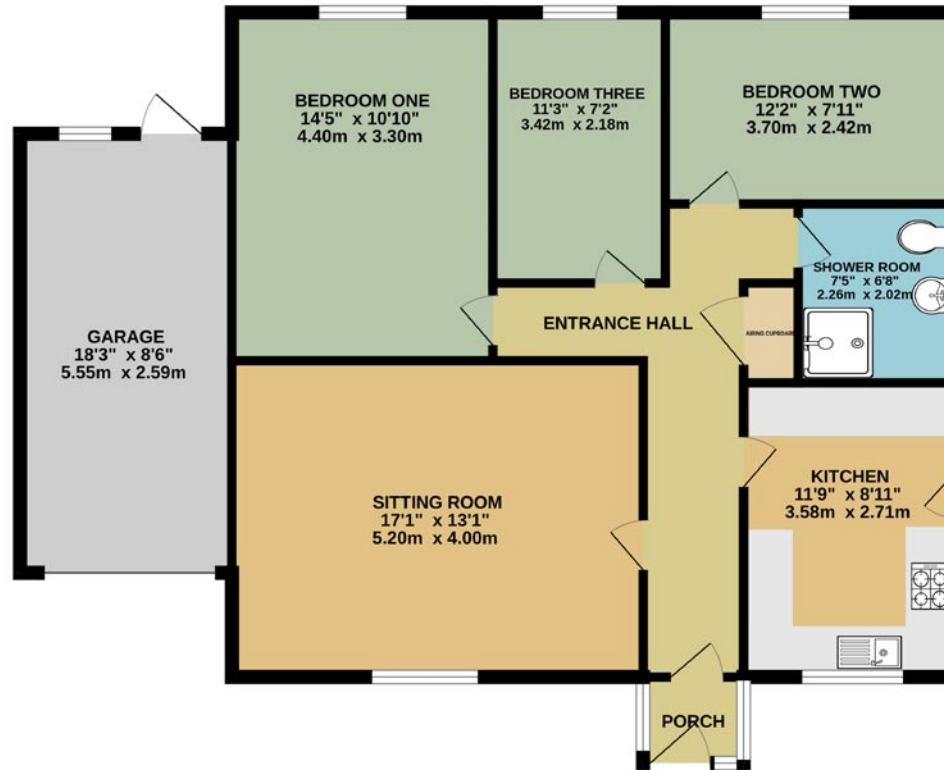
Vacant possession of the freehold will be given upon completion.

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: £280,000

GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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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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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