

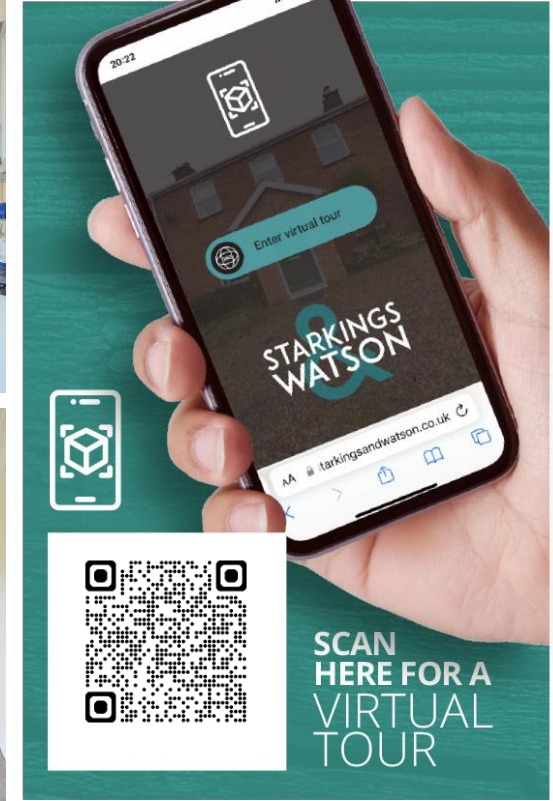
OLD CHAPEL YARD

**Harleston IP20 9AJ**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

**FOR SALE**  
PROPERTY



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**STARKINGS  
&  
WATSON**

- Detached Bungalow
- Town Centre Location
- Tucked Away & Private Position
- Sitting/Dining Room & Kitchen
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Private Gardens, Driveway & Garage
- Renovations Required

#### IN SUMMARY

NO CHAIN! Located right in the HEART OF HARLESTON in a PRIVATE and TUCKED AWAY LOCATION down a private road is this DETACHED BUNGALOW. The property occupies a private and mature plot with OFF ROAD PARKING and GARAGE to the front. Internally you will find accommodation extending to approximately 1000 SQFT (stms) with an entrance porch, inner hallway, TWO DOUBLE BEDROOMS one with EN-SUITE, family bathroom, LARGE MAIN RECEPTION ROOM with sitting and dining clearly defined and a separate kitchen with utility room beyond. The bungalow is empty and chain free although does require internal renovations and updating. There is clear and obvious potential with the bungalow as well as possible extension potential (stp).

#### SETTING THE SCENE

Approached from the private road which is Old Chapel Yard off the High Street in heart of Harleston you will find an off road parking spot and single garage to the front. There is a secure gate from the

driveway leading into the main section of garden with pathway to the front porch/sun room.

#### THE GRAND TOUR

Entering via the main entrance porch to the front is this useful space which could be a pleasant garden room overlooking the garden beyond, this in turn leads to the central hallway. To the right of the hallway you will find two ample bedrooms, one of which has built in wardrobes and the other has an en-suite shower room. There is then a family bathroom adjacent. The main sitting and dining room are found to the front with large sliding doors opening onto the garden. This large room which would have once been two smaller rooms has been opened up and made open plan. The dining room leads to the separate kitchen to the rear with a range of fitted units and rolled edge worktops over as well as free standing oven. The utility room is found to the rear of the kitchen with further storage as well as space for all white goods including washing machine and fridge as well as the wall mounted gas boiler.

#### THE GREAT OUTDOORS

The main section of garden can be found technically to the front and side of the bungalow however the whole plot is enclosed and very private. You will find generous and private lawns surrounding as well as plenty of planting borders, mature shrubs and hedging and trees as well as small pond and paved patio. There is a pathway leading around the bungalow giving access on all sides. There is also rear access from the garden to the single garage.



To arrange an accompanied viewing please call our Bungalov Office on **01986 490590**



#### OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### FIND US

Postcode : IP20 9AJ

What3Words : ///servicing.bonnet.presented

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

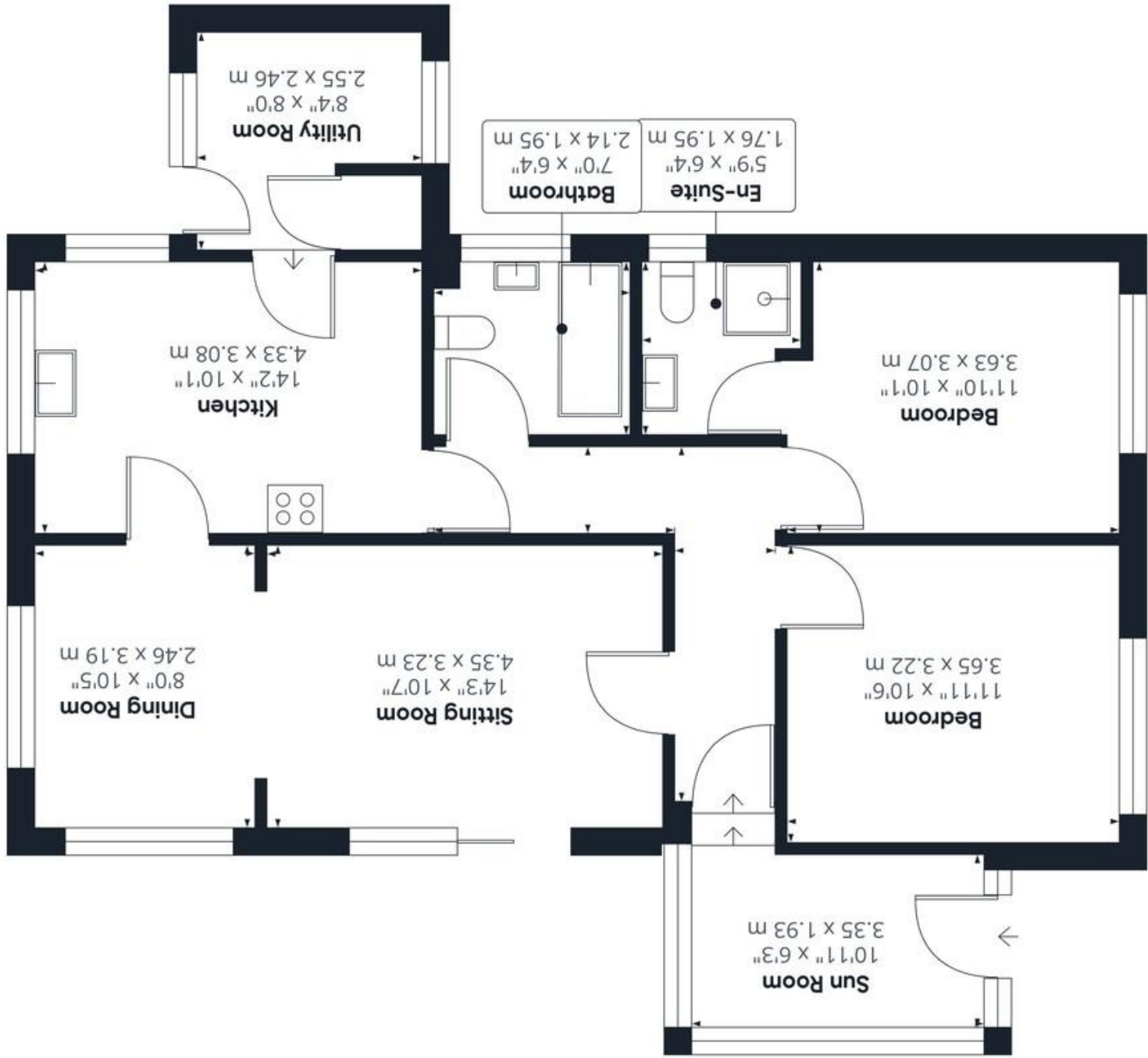
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Price:



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Approximate total area<sup>m</sup>  
 955.26 ft<sup>2</sup>  
 88.75 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.