



Maltings Drive, Harleston - IP20 9EY





## Maltings Drive

Harleston, Diss

Located within a TUCKED AWAY CUL-DE-SAC LOCATION within WALKING DISTANCE of the town centre, this charming THREE BEDROOM SEMI-DETACHED BUNGALOW offers a peaceful retreat. The property has been tastefully refurbished by the current owner in recent years and is presented in excellent condition throughout. Internally you will find a hall entrance leading to a modern RE-FITTED kitchen, a spacious sitting/dining room overlooking the rear garden. There are THREE AMPLE BEDROOMS in addition to the family bathroom. Externally you will find a well kept, enclosed rear garden in addition to a SINGLE GARAGE EN-BLOC with parking off road as well. The property is found opposite green space to the front giving a greater sense of space

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Semi-Detached Bungalow
- Tucked Away Location
- Presented In Good Order & Newly Refurbished
- Modern Re-fitted Kitchen
- Large Sitting/Dining Room
- Three Ample Bedrooms
- Private Enclosed Gardens, Parking & Garage
- Easy Access To Town Centre & Amenities

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.

#### SETTING THE SCENE

The bungalow is approached via Maltings Drive and is tucked away from the main part of the road down a small side road and opposite a green. The parking area with the garage en-bloc can be found first with a gate leading directly into the rear garden. There is a pedestrian access to the front with a pathway leading to the main entrance door to the front.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with built in storage cupboard, loft hatch access and access to all further rooms. The first room to the left of the hall is the main sitting/dining room, a bright room with a dual aspect to front and rear. There is plenty of space for sitting and dining. The kitchen is adjacent and offer a range of wall and base units with wood effect worktops over. You will find an electric oven with induction hob as well as space under counter for all other white goods. The gas fired boiler is found wall mounted as well as access onto the rear garden. The bathroom accessed off the hallway has also been recently re-fitted with a modern suite comprising hand wash basin, w/c and bath with shower over. There are then three bedrooms to the end of the hallway with two facing the front and one to the rear overlooking the garden.

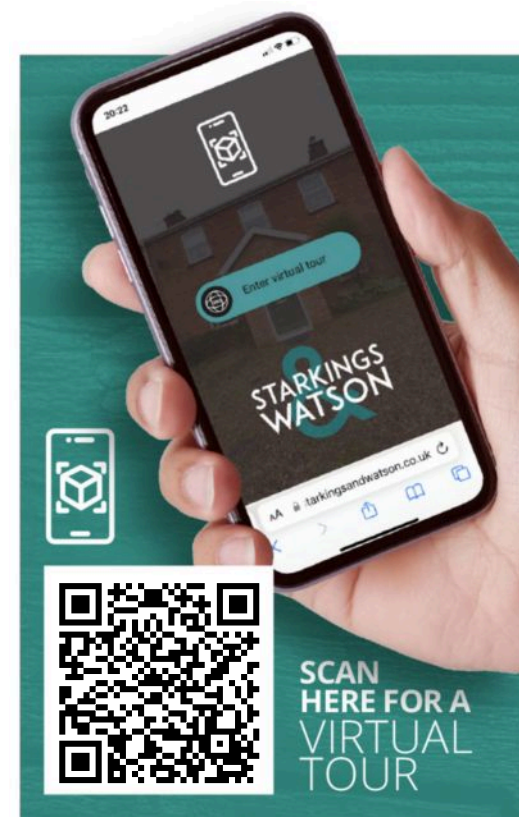
## FIND US

Postcode : IP20 9EY

What3Words : ///paraded.risking.confusion

## VIRTUAL TOUR

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







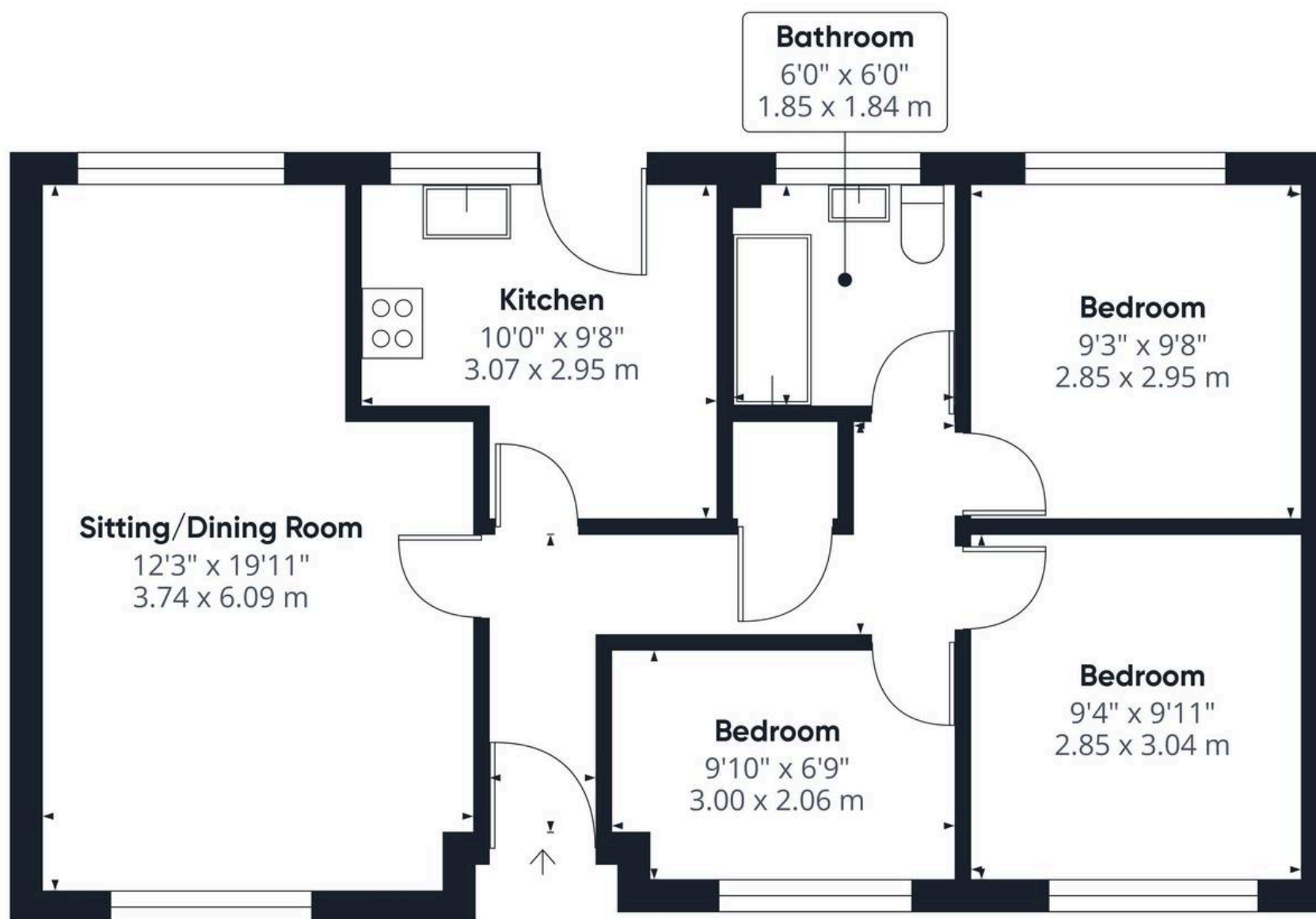




## THE GREAT OUTDOORS

To the rear accessed via the door in the kitchen you will find a fully enclosed mainly lawned garden with paved path and patio area as well as external tap, timber fencing enclosing and side entrance gate that gives access to the single garage within the block which has an up and over door.





**Approximate total area<sup>(1)</sup>**

671.78 ft<sup>2</sup>

62.41 m<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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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