



4 HOWARD CLOSE
HARLESTON NORFOLK IP20 9HY



A spacious and well-presented semi-detached bungalow with excellent established garden and studio

4 Howard Close is a spacious semi-detached bungalow that offers well-presented accommodation. There are two double bedrooms to the front and shower room. The sitting/dining room has a large window overlooking the rear garden. Off the sitting room is a galley kitchen with shaker style units. To one end, a door opens to a conservatory. There is a door to one side to the garden and a door to the other side which leads to a gravel area in front of the studio. The studio is formed from the former detached garage and can be used for a variety of purposes. There is a gravel driveway to the side of the property offering off-road parking. Immediately to the rear of the property is terrace with small loose slate finish leading to a lawn, interspersed with mature shrubs and trees providing a delightful setting for the property.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE

level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

SERVICES

Electric storage heaters. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band B

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



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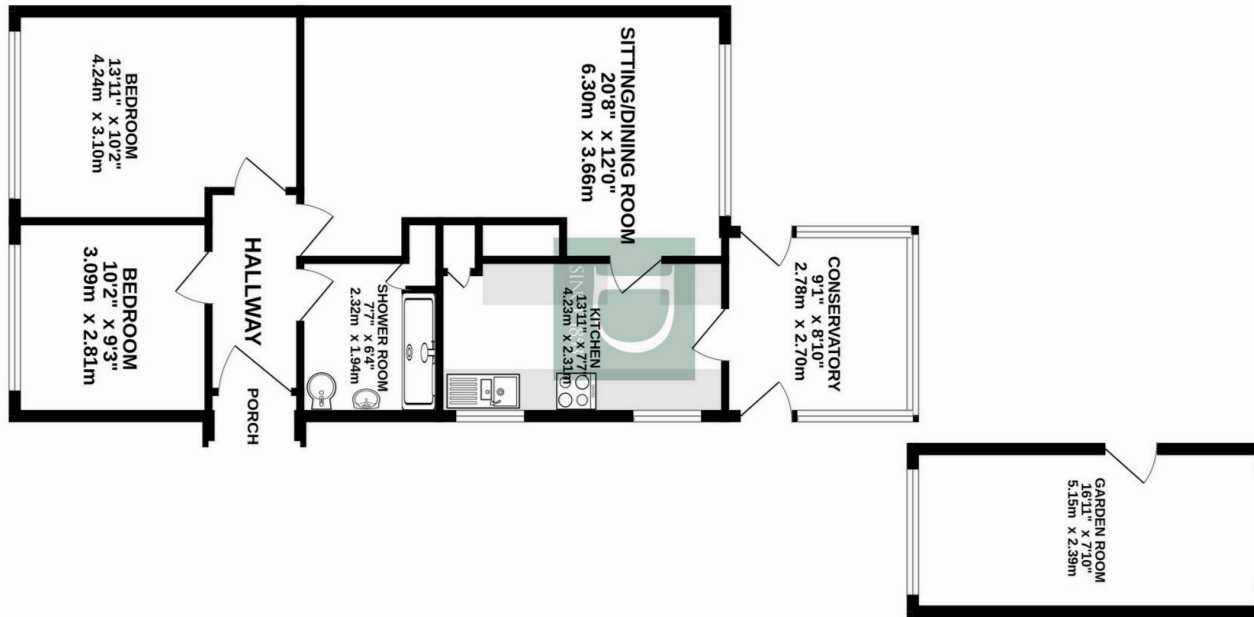
9 miles



EPC



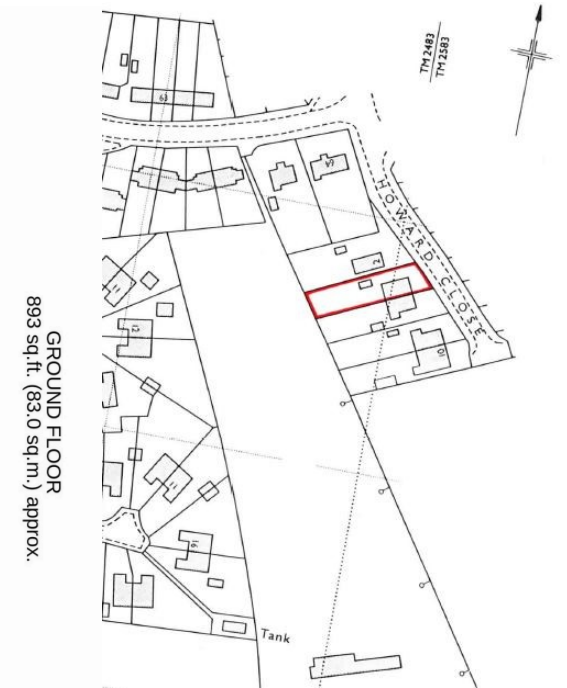
FLOOR PLAN



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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 inaccuracy. 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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LOCATION MAP



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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