



26 PILGRIMS WAY  
HARLESTON, IP20 9QE





## A recently redecorated 3 bedroom link-detached, extended bungalow with delightful established garden

The property is an extended link-detached (linked by the garage) bungalow that has recently been redecorated throughout including new carpets. It is located in a cul-de-sac position within a sought-after and convenient residential area of the popular market town of Harleston.

The front door opens to the entrance hall. To the front is the kitchen with a range of white wall and base units. The sitting room is a good size and overlooks the garden. An arch leads to the dining room with French doors to the garden. There are two double bedrooms and a single. It is considered that the latter could be used as a study if required. There is a well-appointed bathroom to the front.

The property is set back from the road with a lawned front garden and a driveway leading to the attached garage with up and over door. The rear garden is a delightful feature of the property with paved patio for alfresco entertaining. It is laid principally to lawn with an array of mature shrubs. There is a garden shed and access to the front along

one side.

### 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

Gas fired central heating. 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 and Tax Band C

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact to arrange.



3



2



1



9 miles



EPC

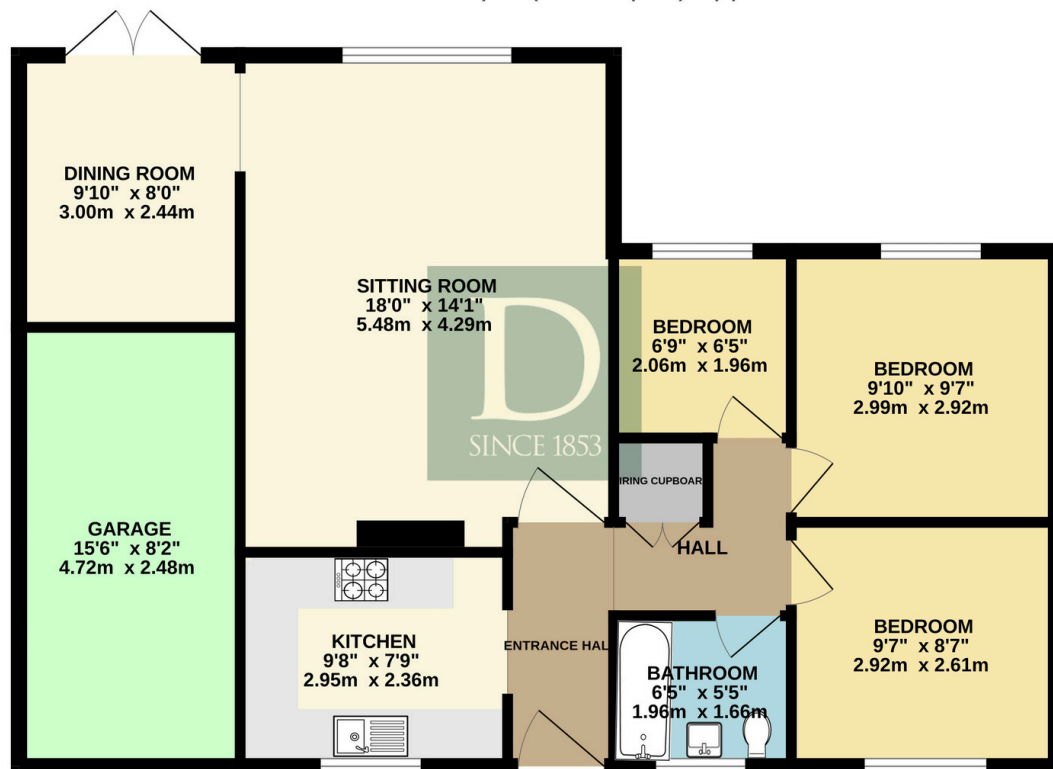






## FLOOR PLAN

GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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.  
Made with Metroplan ©2025

## LOCATION MAP



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.

## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : **harleston@durrants.com**