



1A CHURCH VIEW
HARLESTON, IP20 9HR



An attractive and well-presented detached bungalow with excellent curb appeal in a convenient residential location for town centre amenities

The property is an attractive detached bungalow that has been updated and redecorated by the current vendors. It offers well-presented accommodation with a comfortable and homely feel. The property benefits from excellent curb appeal, being set back from the road with a good frontage, front garden and off-road parking for several cars, plus the integral garage.

The front door opens to a useful porch with inner front door to the hall. There is a double bedroom to the front with built in wardrobes. Next to this was the original third bedroom which has been turned into a dressing room with second w.c and further storage. There is a further bedroom and bathroom. The sitting room is a delightful double aspect space with an electric stove, open hatch to the kitchen and double doors to the conservatory. The kitchen is fitted with a comprehensive range of wall and base units and provides enough space for a table and chairs. The conservatory is a delightful addition and creates a superb flow to the property. There is a door from here

to the integral garage.

In addition to the garden at the front, there is an established rear garden, laid principally to lawn with seating areas. The garden forms a lovely backdrop for the property and is ideal for those looking for space combined with low-maintenance. There is access to the 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 central heating. Boiler installed in 2023 and annually serviced. 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

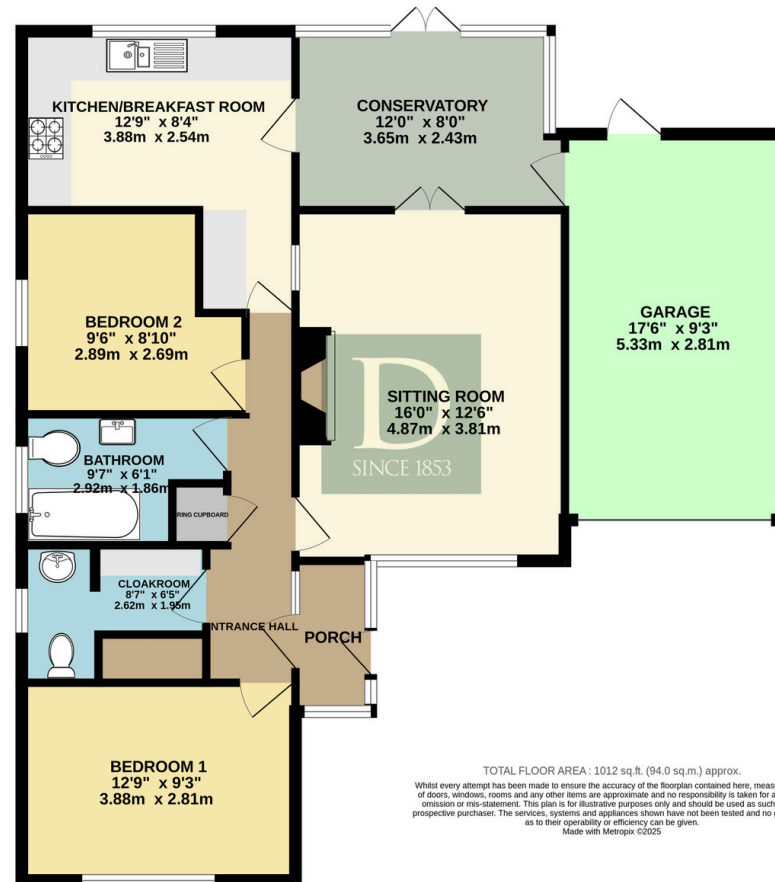
South Norfolk Council & Tax Band C





FLOOR PLAN

GROUND FLOOR
1012 sq.ft. (94.0 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.

CONTACT US

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

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