

templewicks
estate agents



Guide Price: £245,000
Church View, Harleston



A well presented and maintained semi detached bungalow situated in this popular location of Harleston and being within walking distance of the town centre.

The property benefits from uPVC sealed unit double glazing, is heated by a gas fired central heating system and has off road parking including a garage with electric door.

The accommodation includes a lounge/diner, a modern fitted kitchen and two bedrooms.

Property Features:

- Beautiful Views Over The Countryside
- Two Double Bedrooms
- Lounge/Diner With Views Over Garden
- Modern Kitchen
- Shower Room
- Recently Laid Patio
- Off Road Parking
- Garage With Electric Roller Door



The Property

A side entrance door leads into the entrance hall with useful storage cupboard and roof access hatch, leading to an insulated roof space. To the right hand side is a modern fitted kitchen comprising worktop with inset stainless steel sink and drainer, cupboards under and recess with space and plumbing for a washing machine. Further worktops again have a good range of cupboards and drawers beneath, recess with space for free standing electric cooker and space for upright fridge freezer, tiled splash backs, uPVC sealed unit double glazed window and matching door leading out to and with view over rear garden and countryside beyond. The sitting room has a uPVC sealed unit double glazed door, matching side window which leads out onto a recently paved patio and having views over the garden and countryside beyond, there is also space for a dining table. There are two bedrooms which can be found to the front of the property that are both double rooms and have space for freestanding bedroom furniture. The shower room comprises a white suite with fully tiled large shower cubicle, pedestal wash basin and low level W/C along with a uPVC sealed unit double glazed window.



External

A recently laid stone drive way provides off road parking with additional brick paved parking area to the front. The driveway continues to a detached brick and tiled roofed single garage with electric roller door, uPVC personal door to garden and having power and lighting connected along with roof storage space. A side gate leads into a fully enclosed rear garden with recently laid patio, lawned garden, well stocked borders with a variety of shrubs and plants and lovely open views over countryside.

Location

Wortwell can be found between the market towns of Bungay and Harleston and has an active community centre and is on a main bus route. The market town of Harleston provides schools, nurseries, shops, Post Office, churches, doctor's surgery, dentists, restaurants and public houses. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, leisure facilities including a leisure centre with indoor pool and gym and a local golf club. Diss Train Station provides a mainline link to London Liverpool Street and is approx. 4 miles from Wortwell. The Waveney Valley has access to plenty of beautiful walks and the coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: B

Services: Gas central heating and hot water Mains drainage, electricity and water connected.

Viewings: Buy Appointment Only

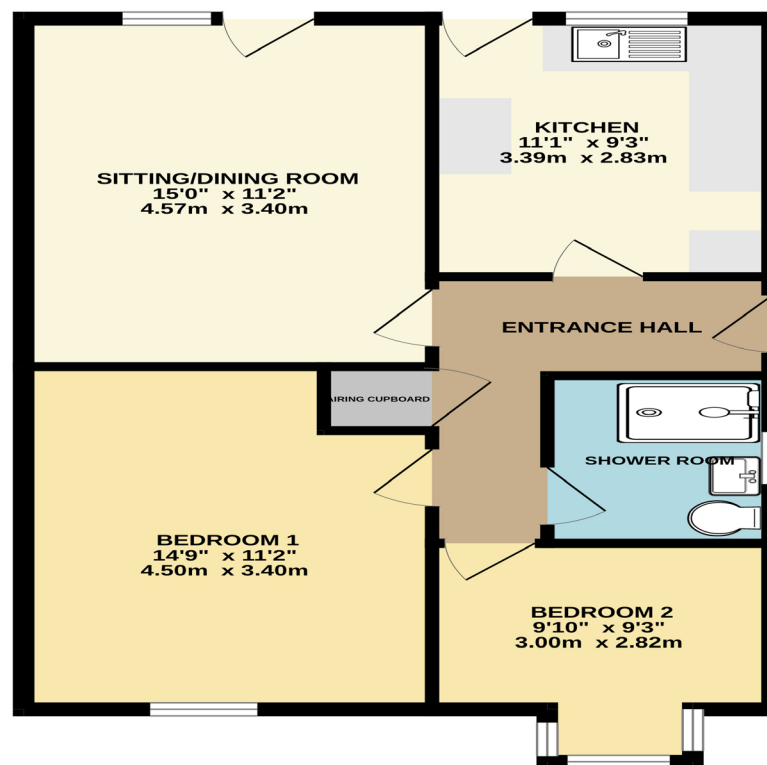
Post Code: IP20 9HR

EPC Rating: TBC

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR



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 Metropix ©2024