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Candlers Lane,
Harleston, Norfolk

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ESTATE AGENTS

Conveniently located for the town centre, this detached bungalow sits on a generous plot and offers spacious and flexible accommodation. The property benefits from extensive off-road parking as well as a single garage and is offered to the market with no onward chain complications.

Accommodation comprises briefly:-

- Spacious Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Dining Room/Bedroom Three
- Master Bedroom with En-suite
- Second Bedroom
- Bathroom
- Off-road parking for a number of vehicles
- Garage
- Enclosed rear garden
- Summerhouse and garden shed
- Solar panels
- No onward chain

The Property

A half glazed front door leads into a spacious hallway with doors leading to all the main rooms. Double doors open into the airing cupboard with slatted shelving and hot water and an access hatch leads to the loft space. The sitting room overlooks the front aspect and is a good size and has a wall mounted gas fire and the second bedroom also overlooks the front. The dining room is again a good size and could be used as a third bedroom. The spacious kitchen/breakfast room has a central unit incorporating a wine rack and storage and has space for a small table and chairs. The kitchen is well fitted with a matching range of wall, base and drawer units, a double built-in electric oven and microwave, induction hob with extractor over and integrated fridge/freezer and dishwasher; double doors lead out to the rear garden and a window overlooks the side. The useful utility room has a door out to the side, stainless steel sink, a range of base and wall units and wall mounted gas boiler. The master bedroom overlooks the rear and has range of built-in wardrobes and dressing table with door to en-suite shower room. The main bathroom completes the accommodation.

Outside

To the front there is a lawned garden and parking area which provides extensive parking for a number of vehicles. Double timber gates open to a driveway which leads to the single garage with electric door and has power and light connected. The fully enclosed rear garden is mainly laid to lawn with a paved area. A summer house and garden shed are included in the sale.

Candlers Lane, Harleston





Location

The property is located close to the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All carpets, curtains, blinds and light fittings are included.

Services

Gas fired radiator central heating and hot water and solar panels.

Mains drainage, electricity and water are connected.

EPC Rating: A

Local Authority:

South Norfolk District Council

Council Tax Band: D

Postal Code: IP20 9JA

Tenure

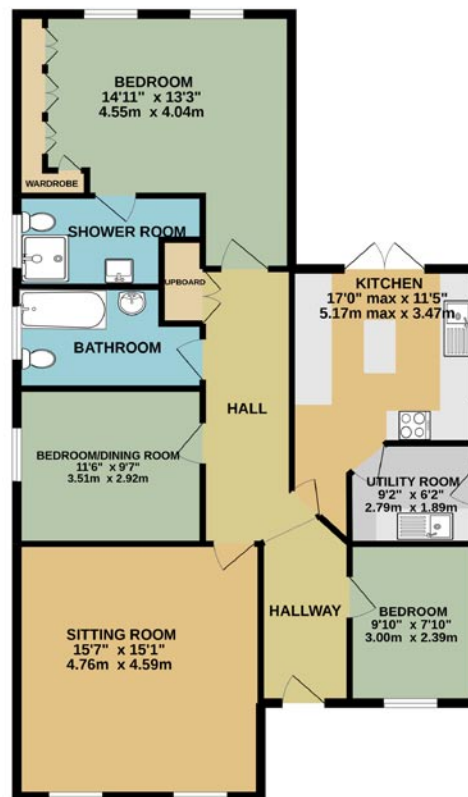
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £460,000

GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq ft. (103.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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To arrange a viewing, please call 01379 882535

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Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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