



*Henry Ward Road,  
Harleston, Norfolk*



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Situated in this quiet and popular residential area, convenient for the town and amenities, this detached three bedroom family home, offers well presented accommodation and benefits from a sunny south facing rear garden and off-road parking.

## *Henry Ward Road, Harleston*

### Accommodation comprises briefly:-

- Entrance Porch
- Hallway
- Sitting Room
- Dining Room
- Kitchen
- First Floor Landing
- Three Bedrooms
- Bathroom
- Low maintenance front garden
- Driveway Parking
- Enclosed south facing rear garden
- Convenient for town centre



### The Property

The front door opens in the entrance porch, a useful space for hanging coats with further door into the hallway which has stairs leading to the first floor. To the left hand side is the spacious sitting room, which is double aspect with patio doors leading out to the rear garden and has a fireplace with brick surround and hearth. The dining room which has a window and door out to the garden leads through into the kitchen which is well fitted with a range of matching wood effect wall, base and drawer units, work surfaces with built-in 1 ½ bowl sink unit, built-in electric double oven and hob with extractor over, space and plumbing for washing machine and space for a freestanding fridge/freezer. A door leads out to the rear garden.

Stairs rise to the first floor landing with access to the loft space and airing cupboard housing the hot water tank with slatted shelving. There are three bedrooms, two doubles and a small single and the bathroom with suite comprising panelled bath with shower over and glazed screen, pedestal wash basin WC and window to the rear aspect.

### Outside

The front garden is low maintenance and laid to shingle with a brick weave driveway providing parking. The south facing rear garden is a real sun trap and is fully enclosed with a paved patio and steps leading up to a lawned area with established shrub borders. A timber garden shed is included in the sale.





## 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 including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All fitted blinds are included.

## Services

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected.

EPC Rating: D

## Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9EZ

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

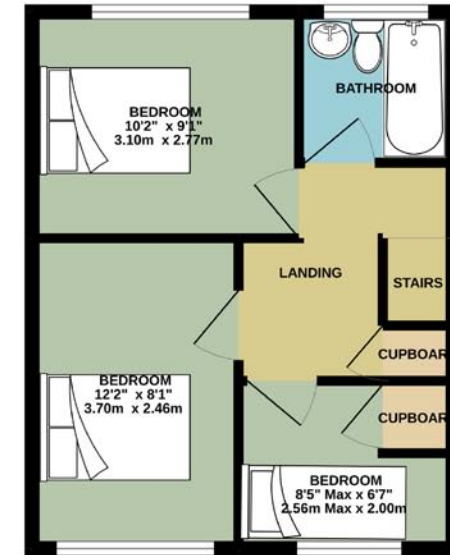
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £325,000**

GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.  
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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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