



*Church View,*  
Harleston, Norfolk



**MUSKER  
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ESTATE AGENTS

This beautifully presented, semi-detached bungalow has been refurbished throughout to a particularly high standard by the current owners to include a new kitchen and bathroom. The property benefits from off-road parking for a number of vehicles as well as a single garage and has an attractive landscaped rear garden offering stunning countryside views.

## *Church View, Harleston*

### Accommodation comprises briefly:

- Entrance Hall
- Sitting/dining room
- Kitchen/breakfast room
- Two Bedrooms
- Bathroom
- Garage
- Driveway parking
- Further parking to the front of the property
- Attractive landscaped rear garden
- Stunning field views to the rear
- Gas fired central heating



### The Property

The side entrance door opens into the hallway with loft access hatch (the gas combi-boiler is situated in the loft) and useful storage/airing cupboard. To the left hand side is the well appointed kitchen which is fitted with a modern range of 'Howdens' high gloss wall, base and drawer units with integrated fridge/freezer, built-in oven and microwave, induction hob with extractor over, space and plumbing for a washing machine, worktops incorporating a small dining table, window to the rear and fully glazed door leading out to the rear garden. Just outside the back door is a small cabinet housing the water softener. The sitting room has French doors with lovely views across the garden and fields beyond and lead out onto a recently laid paved patio. A 'marble style' fire surround houses an electric fire and creates an attractive focal point. There are two bedrooms overlooking the front aspect, the larger of which has a range of built-in wardrobe cupboards. The bathroom is well fitted with a suite comprising a 'P' shaped bath with shower over and glazed screen, heated towel rail, wash basin and WC set within vanity unit and window to the side aspect.

### Outside

A driveway provides parking and leads to the single garage with electric door, power and light connected. The front garden is paved and provides further parking. A side gate leads to the rear garden which is a good size, fully enclosed with a newly laid paved patio which extends to the rear of the garden to a further seating area behind the garden shed. There is a lawned area with shingled borders stocked a variety of shrubs. The garden offers stunning views over open countryside.



### 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 light fittings and fitted blinds in the bedrooms are included.

### Services

Gas fired central heating and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: C

### Local Authority:

South Norfolk District Council  
Council Tax Band: B  
Postal Code: IP20 9HR  
What3Words: loitering.corrode.drooling

### Tenure

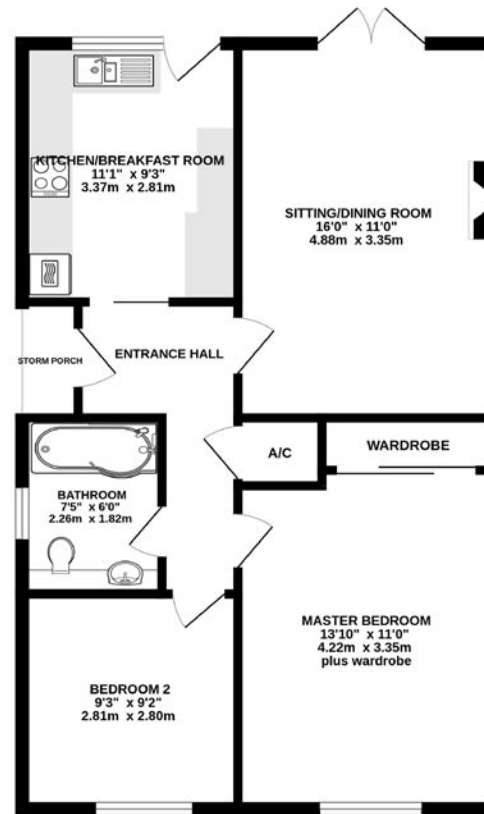
Vacant possession of the freehold will be given upon completion.

### 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: £275,000**

GROUND FLOOR  
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.4 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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