

*Woodlands,*  
Harleston, Norfolk

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ESTATE AGENTS

Situated in a quiet 'tucked away' location in this sought after residential area in Harleston, this semi-detached bungalow offers well presented and spacious accommodation with three double bedrooms including an en-suite shower room to the master bedroom, conservatory, driveway parking, garage and enclosed garden to the rear. The property is offered to the market with no onward chain.

**Accommodation comprises briefly:**

- Entrance Porch
- Hallway
- Sitting Room with feature fireplace
- Conservatory
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Kitchen
- Bathroom

**Outside**

- Single Garage
- Driveway Parking
- Low Maintenance Front Garden
- Enclosed Rear Garden
- Cul-de-sac Location
- Convenient for town centre

## *Woodlands, Harleston*



**The Property**

The front door opens into an entrance porch with a further door leading into the hallway with loft access hatch and two useful storage cupboards. To the right is the kitchen which overlooks the front aspect and is well fitted with a matching range of wall, base and drawer units, work tops with inset stainless steel sink, electric oven and grill, gas hob with extractor over and space for appliances. The sitting room is a good size with a feature brick fireplace with tiled hearth, large picture window and door into the spacious conservatory and master bedroom. The bedroom also has access into the conservatory and overlooks the rear garden and benefits from a range of fitted wardrobes and an en-suite shower room. There are two further double bedrooms, one with fitted wardrobes and share the bathroom which is fully tiled and comprises a bath with shower over, WC, pedestal wash basin and window to the front.

**Outside**

A driveway provides off-road parking and leads to the garage with up and over door, power and light connected and wall mounted gas fired boiler. The low maintenance front garden is laid to gravel with a path leading to the front door and outside tap. The fully enclosed rear garden is laid to lawn with flower and shrub borders and a timber garden shed.



### Location

The property is conveniently situated just a short walk from 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 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.

### 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.

### Services

Gas 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 9DQ

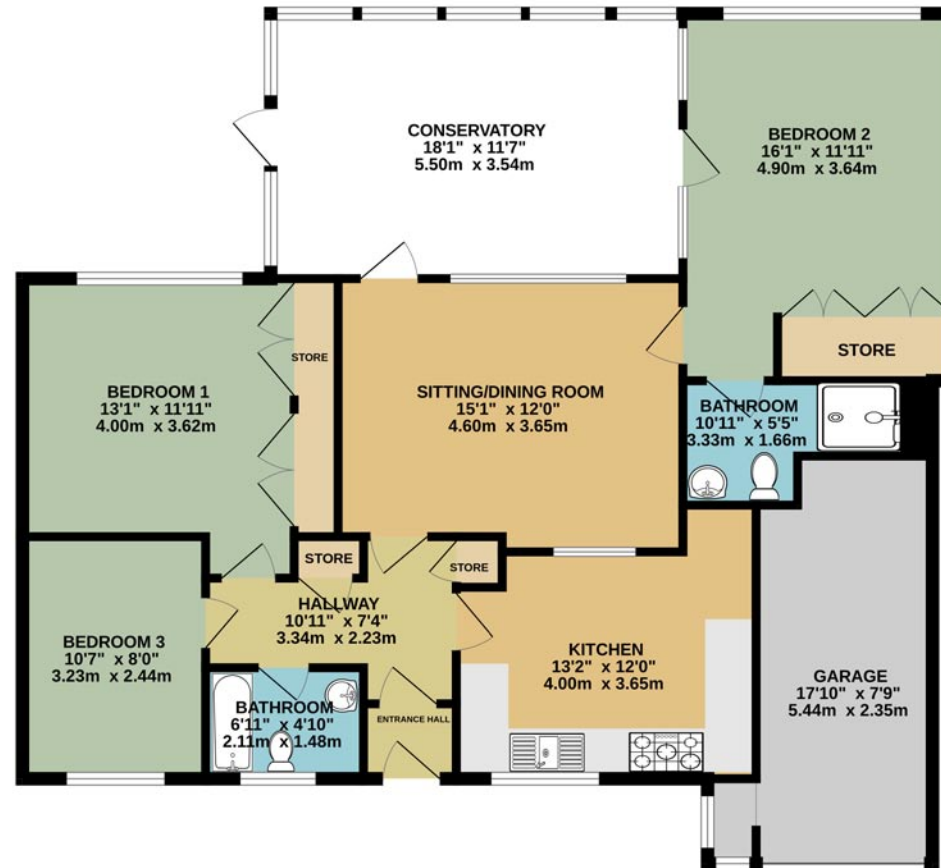
### Tenure

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.

## GROUND FLOOR 1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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.

**Guide Price: £295,000**

**To arrange a viewing, please call 01379 882535**

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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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