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Herolf Way,
Harleston, Norfolk

Situated in a quiet cul-de-sac location in this popular residential area of Harleston, is this well presented, detached family home. The property offers well proportioned living accommodation and three first floor bedrooms and benefits from ample off-road parking, single garage and a good sized rear garden which is fully enclosed and not overlooked.

Herolf Way, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Two Double Bedrooms
- Further Single Bedrooms
- Family Bathroom

Outside

- Good Sized Rear Garden
- Ample Off-road Parking
- Single Garage
- Cul-de-Sac Location
- Convenient for Town Centre



The Property

The front door opens in the entrance hall with stairs rising to the first floor accommodation and useful storage cupboard. To the right hand side is the sitting room, a lovely bright room with double doors leading out to the rear garden, window to the front aspect and a feature fireplace with fitted electric fire. The triple aspect kitchen/dining room has ample space for a dining table and chairs and is well fitted with a matching range of base and wall units, granite effect worktops with inset 1 ½ bowl sink and drainer and central island unit with further cupboard and drawers. There is space for a dishwasher, washing machine and tumble dryer and the 'range style' cooker with electric oven and gas hob is included in the sale. A door leads out to the side of the property.

Stairs rise from the hallway to the first floor landing with loft access hatch, window to the rear and a storage cupboard which houses the gas fired combi boiler (installed in 2020). There are two double bedrooms overlooking the front aspect and both with fitted storage cupboards. A further single bedroom overlooks the rear. The well appointed and fully tiled family bathroom has a window to the rear and three piece suite comprising a panelled bath with shower over, wash basin, WC, heated towel and storage cupboard.

Outside

A brick weave driveway leads to the garage and extends to the front of the property providing plenty of off-road parking. The single garage has an up and over door, personal door to the side and is power and light connected. A side gate opens into the rear garden which is fully enclosed and offers a good degree of privacy. **Agents Note:** The garden is a work in progress and if time allows the current vendors are willing to complete the works or leave the materials for potential purchasers to finish the garden as they wish.



Location

The property is conveniently situated for 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: C

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 9QA

Tenure

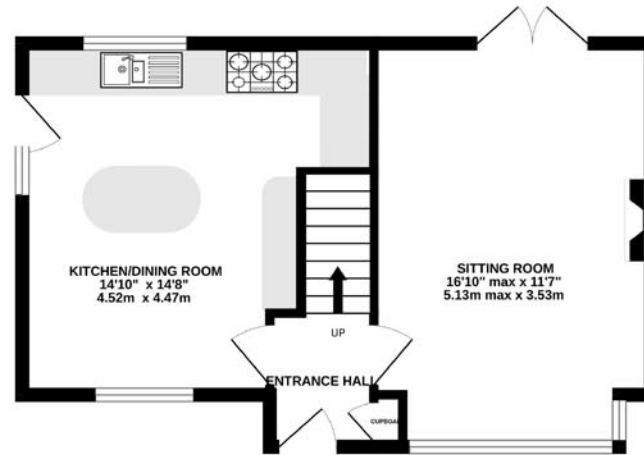
Vacant possession of the freehold will be given upon completion.

Agents' Note

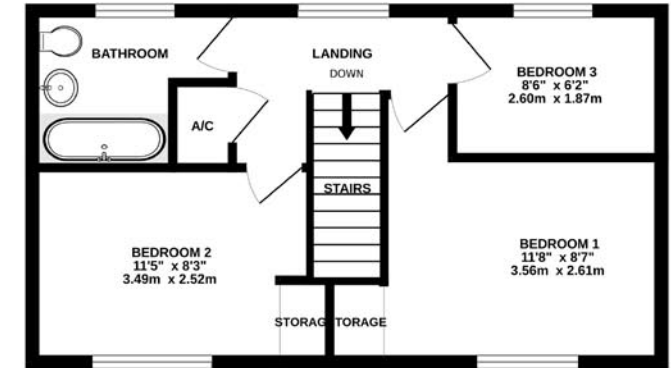
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £310,000

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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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.