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Bullfinch Drive,
Harleston, Norfolk

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ESTATE AGENTS

Tucked away, just off the green in this popular residential area of Harleston, is this modern three bedroom townhouse offering well presented accommodation over three floors. With an attractive south facing rear garden as well a single garage and parking, the property would make an ideal first time/ investment purchase.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- First Floor Landing
- Two Bedrooms
- Family Bathroom
- Second Floor Landing
- Master Bedroom with En-suite shower room

Outside

- Lawned Front Garden
- Attractive South facing rear garden
- Single Garage
- Parking
- Convenient for Town Centre

The Property

The front door opens in the hallway with stairs rising to the first floor accommodation with useful under stair storage cupboard and door to the cloakroom comprising WC and wash basin. To the left hand side is the kitchen/breakfast room which is well fitted with a matching range of wall, base and drawer units, window to the front aspect, work tops with inset stainless steel sink, built-in electric oven with gas hob and extractor over, cupboard housing the gas fired boiler and space for appliances. The sitting room is situated at the rear of the property overlooking the rear garden with double doors leading out. From the hallway stairs rise to the first floor landing where you will find two bedrooms, both with built-in wardrobe cupboards and the bathroom with suite comprising panelled bath with shower over and glazed screen, WC and pedestal wash basin. Further stairs lead up to the second floor landing with cupboard housing the hot water tank and door into the spacious master bedroom with dormer window to the front and door into the en-suite shower room with fully tiled shower cubicle, WC, wash basin and window to the rear aspect.

Outside

An overhang between numbers 22 & 24 leads through to the parking area and the single garage with up and over door, power and light connected. At the front of property a gate opens to the path leading to the front door. The the garden is enclosed by railings and hedging and is laid to lawn and shingle. The attractive South facing rear garden is fully enclosed and laid to lawn and an area laid to slate. A paved seating area just outside the sitting room is the perfect place for outside dining in the summer months. At the rear of the garden is a gate which leads round to the garage and parking area.

Bullfinch Drive, Harleston





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. All fitted blinds are included in the sale.

Services

Gas central heating. Solar panels heat the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: TBC

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9FB

Tenure

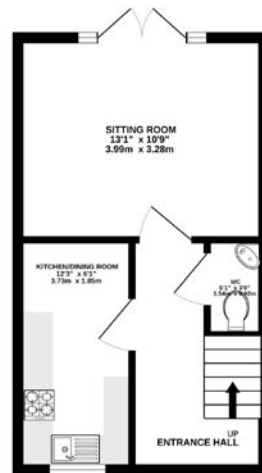
Vacant possession of the freehold will be given upon completion.

Agents' Note

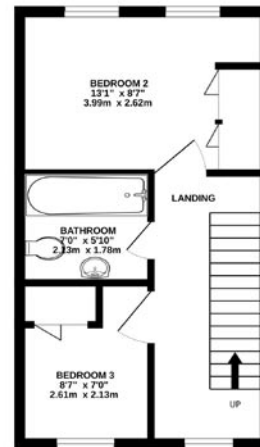
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £230,000

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



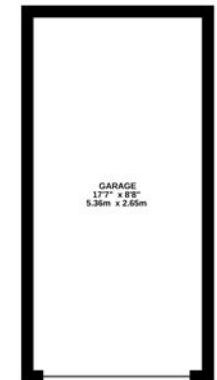
1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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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TOTAL FLOOR AREA: 153 sq.ft. (14.2 sq.m.) approx.
Small areas shown that have been included for reference in the Metropix software. 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.

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