



*Harvest Way,  
Harleston, Norfolk*



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ESTATE AGENTS

This beautifully presented two bedroom semi-detached home was built 8 years ago and is offered to the market under the Shared Ownership Scheme. Situated on a generous corner plot, this energy efficient property benefits from two allocated parking spaces and easy to manage enclosed rear garden.

## *Harvest Way, Harleston*

### Accommodation comprises briefly:

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

### Outside

- Corner Plot
- Two Allocated Parking Spaces
- Enclosed Rear Garden
- Solar Panels for heating the hot water
- Convenient for the town centre



### The Property

The front door opens into the entrance hall with stairs rising to the first floor with accommodation with useful under stair cupboard and door to the cloakroom with window to the front aspect, corner wash basin and WC. The sitting room is situated at the rear of the property, a wonderfully light and bright double aspect room with double doors opening out to the rear garden. The kitchen overlooks the front aspect with a further window to the side and is well fitted with a range of matching wall, base and drawer units, work tops with inset stainless steel 1 ½ bowl sink unit, built-in electric oven with gas hob and extractor over, wall mounted gas boiler, space and plumbing for a washing machine and space for a freestanding fridge/freezer.

From the hallway stairs rise to the first floor landing with loft access hatch and airing cupboard. There are two double bedrooms, the larger of the two overlooks the rear and the second has a built-in wardrobe cupboard and window to the front aspect. The well appointed bathroom comprises bath with shower over and glazed screen, pedestal wash basin, WC and window to the side aspect.

### Outside

The property sits on a corner plot with lawned garden to the front which extends to the side where you will find the two allocated parking spaces. A side gate provides access to the rear garden which is fully enclosed by panel fencing and is laid to lawn with a paved patio. The timber garden shed is included in the sale.



### Location

The property is conveniently situated just a 10 minute 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. The excellent fitted blinds are included in the sale.

## Services

Gas fired central heating. Solar panels heat the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: A

## Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9GE

## Tenure

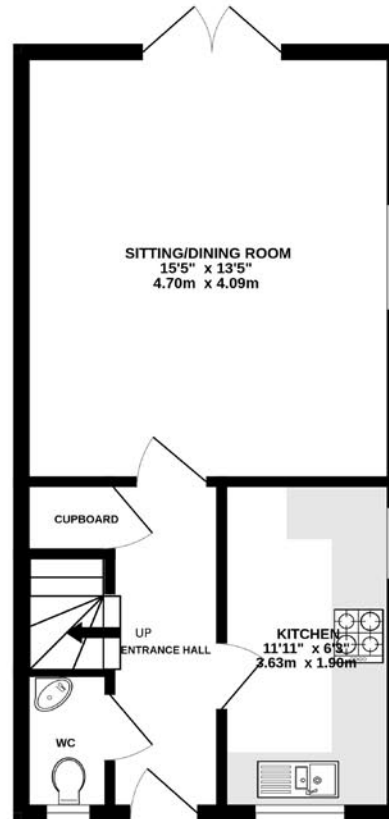
Leasehold - with 116 years remaining on the lease.

40% share - purchase price of £80,000 - rent will be £321.14 a month with further monthly payments of £23.18 Service Charge and £20.00 Management Charge.

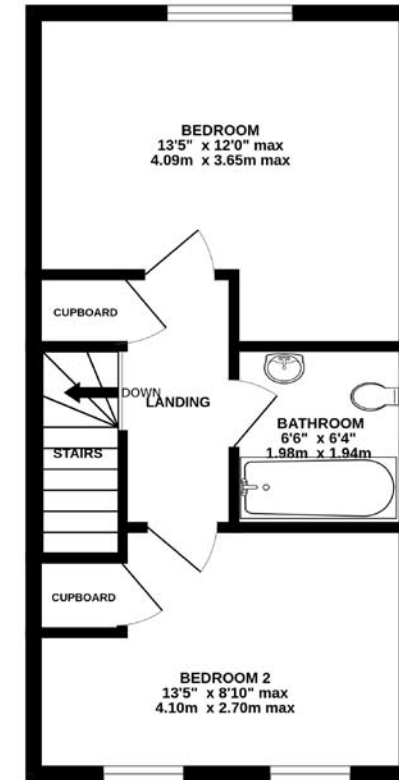
## Agents' Note

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  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 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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**Shared Ownership: £80,000**

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



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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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