



Bullfinch Drive,
Harleston, Norfolk



**MUSKER
McINTYRE**
ESTATE AGENTS

Tucked away, a short distance from the green in this popular residential area of Harleston is this modern end of terrace property offering well presented two bedroomed accommodation with gardens front and rear and allocated parking close by.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Sitting Room
- First Floor Landing
- Two Bedrooms
- Bathroom
- Enclosed Lawned Front Garden
- Rear Garden
- Nearby En bloc Parking



Property

The front door opens into the hallway with tiled flooring. Doors from the hall lead into the well equipped kitchen on the left hand side with a matching range of wall, base and drawer units, built in oven and hob, and space for a table and chairs. A wall cupboard also houses the gas boiler. Double doors lead out to the rear garden and there is also a window to the side aspect. To the right hand side of the hallway is a cloakroom with W/C and basin and a further door leads into the sitting room with wooden flooring, and windows overlooking the front and side gardens. There is also a storage cupboard in the sitting room. A carpeted stairway with inset lighting leads to the first floor with two good sized bedrooms, one to the front of the property and one to the rear, both with built in wardrobes. There is also a well fitted, part tiled bathroom, with bath, hand held shower, basin and W/C.



Outside

The property is enclosed by a picket style wooden fence with a gate leading up a pathway to the entrance door. Either side is laid to lawn and there is access from the side through a gate to the rear garden. The attractive rear garden is paved with a small lawned area.

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. With good local schooling here, as well as in Stradbroke and Bungay, the town further boasts an impressive array of independent shops, doctors, 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 fired central heating. Mains drainage, electricity and water are connected.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: IP20 9FE

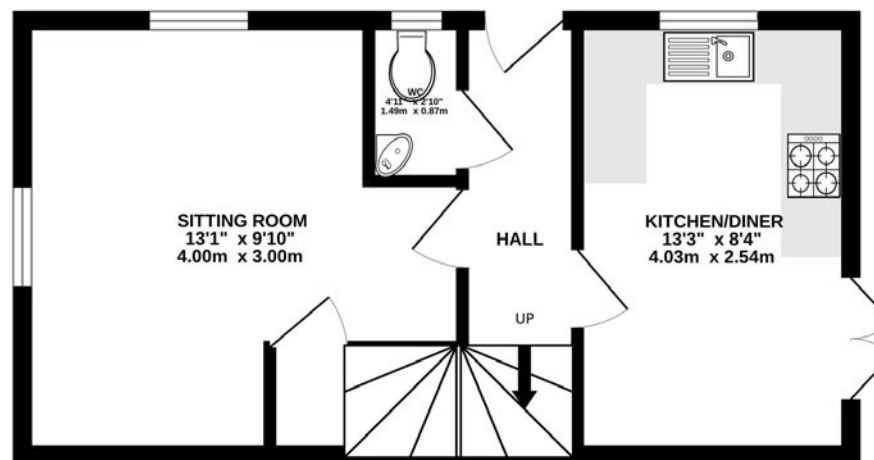
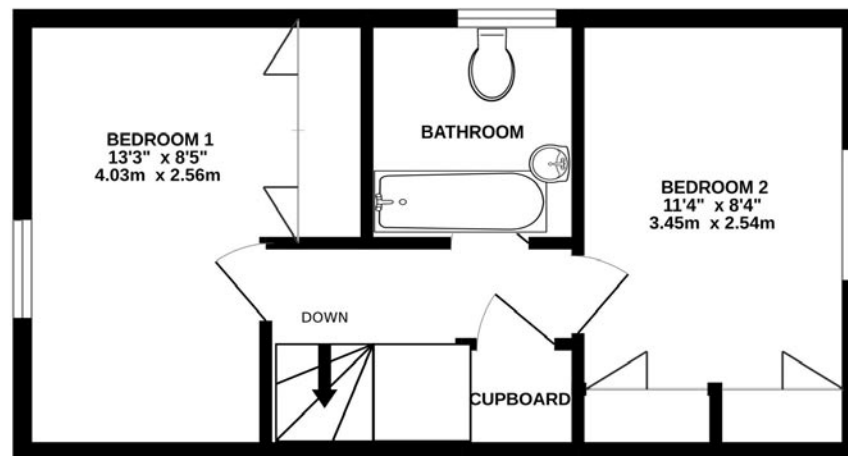
Tenure

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: £215,000



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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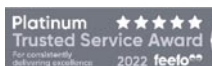
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
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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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