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*Pilgrims Way,*  
Harleston, Norfolk

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ESTATE AGENTS



Situated in a popular residential area, convenient for the town centre, this link-detached bungalow is offered to the market with no onward chain. The property features spacious living accommodation, as well as two bedrooms and benefits from attractive gardens to the front and rear, driveway parking and a single garage.

## *Pilgrims Way, Harleston*

### Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Two Bedrooms
- Kitchen
- Shower Room

### Outside

- Single Garage
- Driveway Parking
- Established Gardens
- Convenient for the town centre



### The Property

A side entrance door leads into the hallway with loft access hatch (the gas boiler is situated in the loft). The spacious sitting/dining room overlooks the rear garden and leads into the kitchen which also overlooks the rear garden with a door leading out to the side. The kitchen is well fitted with a matching range of wall, base and drawer units, ample work top space with inset 1 ½ bowl sink unit, built-in Neff electric and hob with extractor over and space for a washing machine and fridge. The two bedrooms overlook the front aspect and the shower room has a window to the side and comprises a fully tiled shower cubicle, wash basin set in a vanity unit and low level WC.

### Outside

A brick weave driveway provides an off-road parking space and leads to the garage with up and over door, power and light connected. The front lawned garden is planted with a variety of shrubs with a paved path leading around to the side entrance door. A side access gate leads into the attractive rear garden which is fully enclosed and laid to lawn with borders stocked with variety of flowering plants and shrubs.



## 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 fired central heating and hot water (the boiler is situated in the loft)

Mains drainage, electricity and water are connected.

EPC Rating: C

### Local Authority:

South Norfolk District Council

Council Tax Band: B

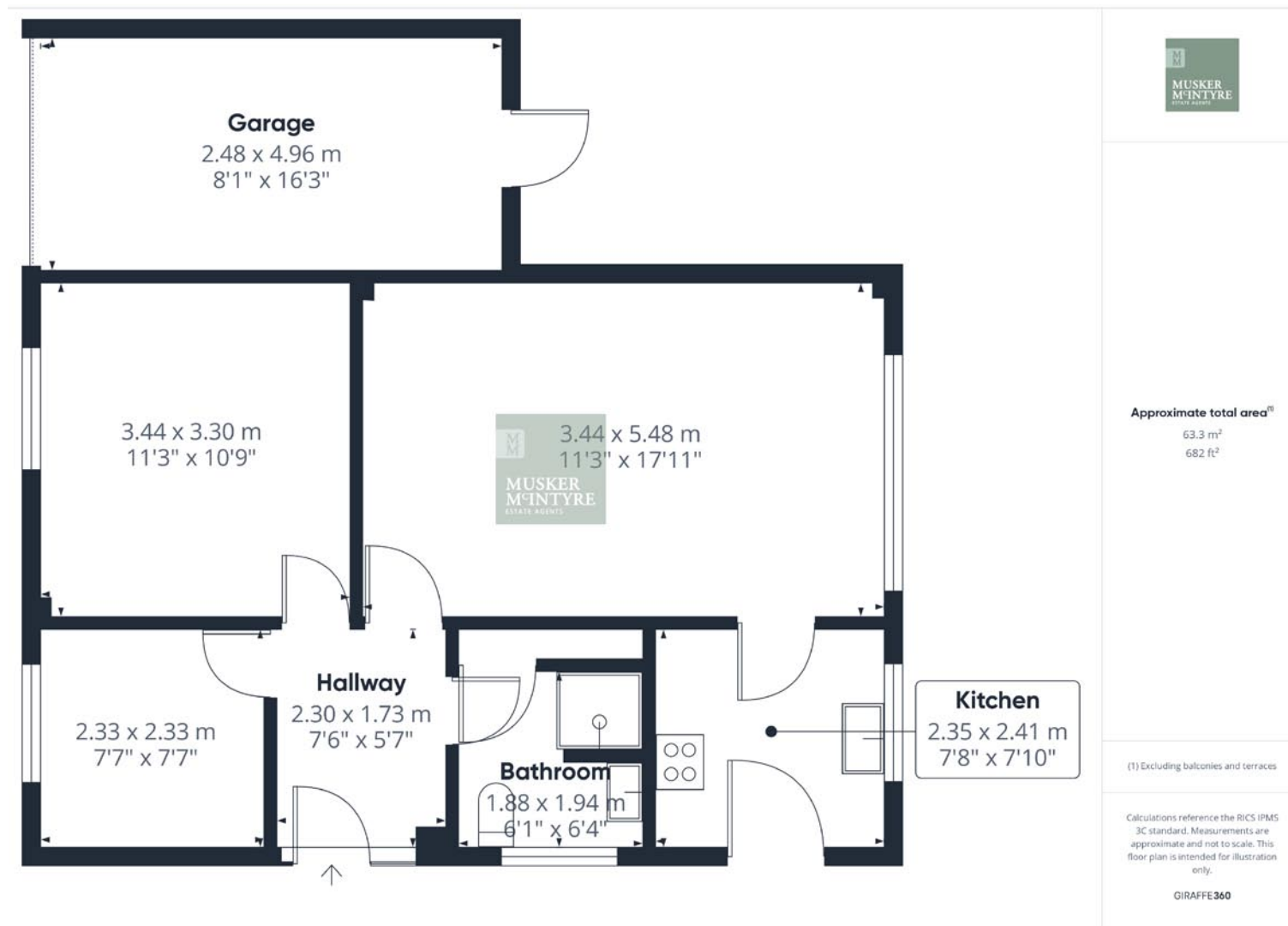
Postal Code: IP20 9QE

### 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: £250,000**

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

### Covering Norfolk & Suffolk:

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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.