



*St Mary's Close,*  
Harleston, Norfolk



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ESTATE AGENTS

Situated in this popular and quiet residential area of Harleston, this detached bungalow is offered to the market with no onward chain. Offering well presented accommodation including two bedrooms and a spacious sun room, the property also benefits from ample car parking with a covered car port, single garage and attractive, established gardens to the front and rear.

#### Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Sun Room
- Kitchen
- Two Bedrooms
- Bathroom

#### Outside

- Single Garage
- Ample Driveway Parking and Car Port
- Established and Attractive Gardens
- Convenient for the town centre

#### The Property

Steps lead up to the front door which opens into the entrance hall with loft access hatch and cupboard housing the hot water tank. The kitchen is well fitted with a matching range of wall, base and drawer units, ample work top space with stainless steel 1 ½ bowl sink unit, a built-in oven with gas hob and extractor over, integrated freezer and space and plumbing for a washing machine. A window overlooks the rear and a door opens into the spacious sun room with tiled floor and full length windows offering lovely views over the garden. The sitting room is a good size with a feature fireplace and also has access into the sun room through sliding patio doors. The two bedrooms overlook the front aspect and the bathroom completes the accommodation and comprises a panelled bath with shower attachment and glazed screen, wash basin set in a vanity unit, WC and heated towel rail.

#### Outside

A driveway provides ample off-road parking and leads to the garage with up and over door, power and light connected and personal door to the rear garden. There is also a further gravelled parking area with a covered car port. The front garden is laid to lawn and planted with a variety of shrubs and trees. At the rear of the car port a gate opens into the attractive and sunny rear garden which is fully enclosed and offers a good degree of privacy and seclusion. The garden is laid to lawn with mature borders stocked with a variety of plants and shrubs and trees. A shingled seating area provides a lovely spot to sit and enjoy the garden.

# *St Mary's Close, 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.

## Services

Gas fired central heating and hot water. (The boiler is situated in the garage)

Mains drainage, electricity and water are connected.

EPC Rating: C

## Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9HS

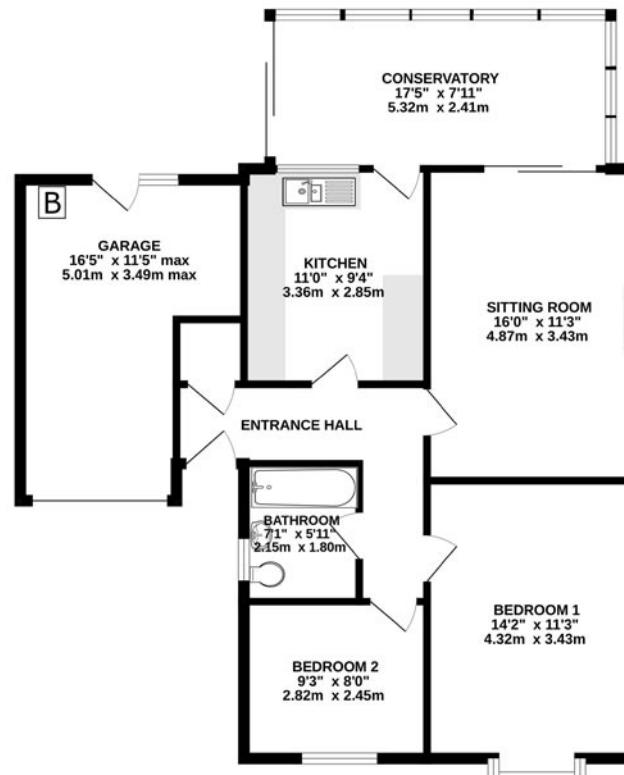
## Tenure

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.

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every endeavour has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows, rooms and other internal and external areas may be subject to minor error. No liability can be 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 condition or operation can be given.  
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Guide Price: £275,000

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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