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*Gawdy Close,*  
Harleston, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

A beautifully presented three bedroom semi-detached family home, situated on a quiet cul-de-sac in this popular residential area of Harleston. The property offers spacious and well laid out living accommodation on the ground floor and also benefits from off-road parking and an attractive rear garden.

**Accommodation comprises briefly:**

- Entrance Hall
- Kitchen
- Dining Room
- Utility/Cloakroom
- Sitting Room
- First Floor Landing
- Two Double Bedrooms
- Further Single Bedroom
- Bathroom

**Outside**

- Off-Road Parking for two cars
- Attractive Rear Garden
- Quiet cul-de-sac location

**The Property**

The side entrance door opens into the hallway with stairs to the first floor with storage space under. On your right is the kitchen which overlooks the front aspect and is well fitted with a matching range of 'wood effect' wall, base and drawer units, ample work top space with 1 ½ stainless steel sink and drainer, integrated slimline dishwasher, space for a cooker with extractor over and space and plumbing for a washing machine. A cupboard houses the gas fired boiler. The kitchen opens in the dining/family room (which was the former garage) with window to the front aspect, and a further range of built-in units and door leading into the utility/cloakroom with WC, wash hand basin, storage cupboard and plumbing for a washing machine. The spacious sitting room is situated at the rear of the property with double doors leading out to the rear garden. From the hallway stairs rise to the first floor landing with loft access (the loft has a ladder and is fully boarded) and airing cupboard housing the hot water tank. The two double bedrooms overlook the front and rear aspect, both with an excellent range of built-in wardrobes with sliding doors. The further large single bedroom has a window to the rear aspect. The well appointed bathroom completes the accommodation and comprises a panelled bath with electric shower over as well as a hand held shower attachment, WC and pedestal wash basin.

**Outside**

To the front of the property there are two car parking spaces and an outside tap. A covered side access with gate leads into the rear garden which is fully enclosed and laid to lawn with a paved patio area. Well established borders are stocked with a variety of shrubs and plants as well as some attractive trees and two garden sheds are included in the sale. There is also an outside electric power socket.

## *Gawdy 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. All fitted blinds are included in the sale.

### Services

Gas fired central heating and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: C

### Local Authority:

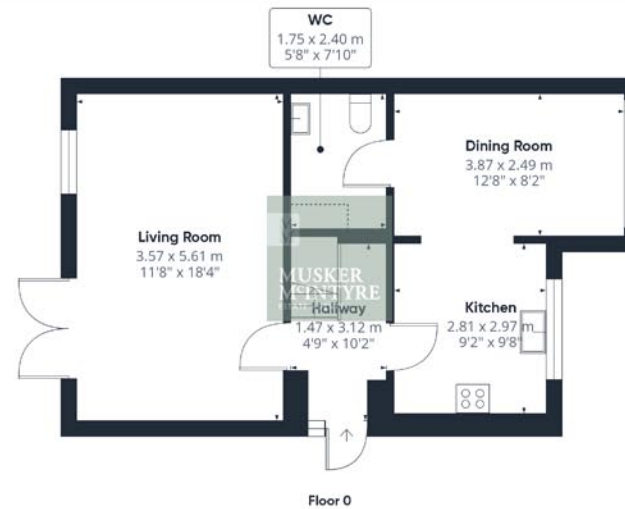
South Norfolk District Council  
Council Tax Band: C  
Postal Code: IP20 9ET

### 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.



#### Approximate total area<sup>(1)</sup>

88.9 m<sup>2</sup>  
956 ft<sup>2</sup>

#### Reduced headroom

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Guide Price: £275,000**

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

### Covering Norfolk & Suffolk:

Harleston 01379 882535

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.

### HARLESTON OFFICE

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