



Church View, Harleston - IP20 9HR



Church View

Harleston

NO CHAIN! Set Within a QUIET CUL-DE-SAC POSITION, this superb TWO BEDROOM SEMI DETACHED BUNGALOW is offered to the market with NO CHAIN, presenting an exceptional opportunity for those seeking a peaceful and versatile home presented in good order. The property welcomes you with a light-filled entrance hall, leading into a MAIN SITTING ROOM with feature fireplace and door opening onto the garden, providing a cosy and inviting setting for relaxation or entertaining guests. The heart of the home is the KITCHEN, which seamlessly flows into an EXTENDED RECEPTION SPACE beyond (perfect for dining or a second lounge area), and boasts a lovely VIEW OVERLOOKING THE GARDEN. Both bedrooms are generous DOUBLES, offering flexible accommodation for family, guests, or home office needs. The re-fitted WET ROOM/SHOWER ROOM is well appointed for convenience and comfort. An INTEGRAL GARAGE with a USEFUL UTILITY AREA adds further practicality, providing ample storage and laundry facilities.



The bungalow's thoughtful layout ensures a wonderful sense of space and privacy throughout, making it ideal for downsizers, professionals, or anyone seeking single-level living in a highly desirable location. The gardens to the rear are a real selling point with a sunny aspect. The garden has been thoughtfully designed with ease of maintenance in mind yet is filled with an array of well stocked planting borders. To the front there is another area of garden alongside DRIVEWAY PARKING for MULTIPLE VEHICLES.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Extended Bungalow
- Two Ample Double Bedrooms & Shower Room
- Quiet Cul-De-Sac Position
- Kitchen Into Extended Reception Space Overlooking The Garden
- Separate Main Sitting Room
- Integral Garage With Useful Utility Area
- Beautifully Kept & Sunny Rear Garden



Ideally situated close to the centre of the vibrant market town of Harleston within a peaceful cul-de-sac, Harleston is filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

SETTING THE SCENE

The front garden offers a range of shrubs and hedging alongside hard standing parking off road for multiple vehicles. This in turn leads to the single garage with an up and over door as well as gated access to the side leading to the rear garden. The main entrance door is found to the front off the driveway.

THE GRAND TOUR

Entering via the main entrance door, you will find a hallway with storage cupboard ahead and an integral door to the garage. Off the hallway to the front of the bungalow there are two ample bedrooms both facing the front. The main bedroom offers a range of fitted wardrobes. The re-fitted wet room and w/c can be found next having been converted to a wet room for practicality with a large walk in shower, w/c and hand wash basin.

The main sitting room provides sliding doors onto the rear garden beyond as well as a feature fireplace housing an electric fire. Adjacent is the kitchen, presented in good order with a range of wall and base level units as well as rolled edge worktops over and integrated electric oven and grill, gas hob and space for various white goods. The kitchen has been cleverly extended beyond to create an excellent second reception room overlooking the garden with plenty of space for dining and sitting. Double doors also lead out to the garden.

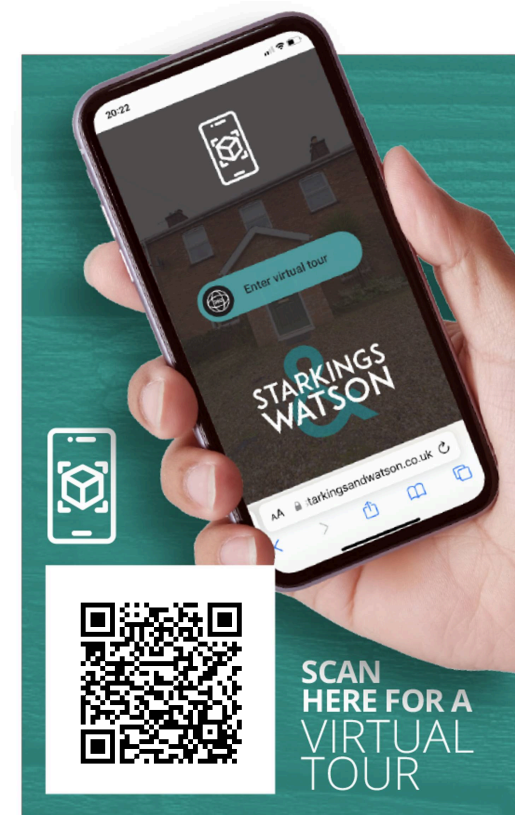
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



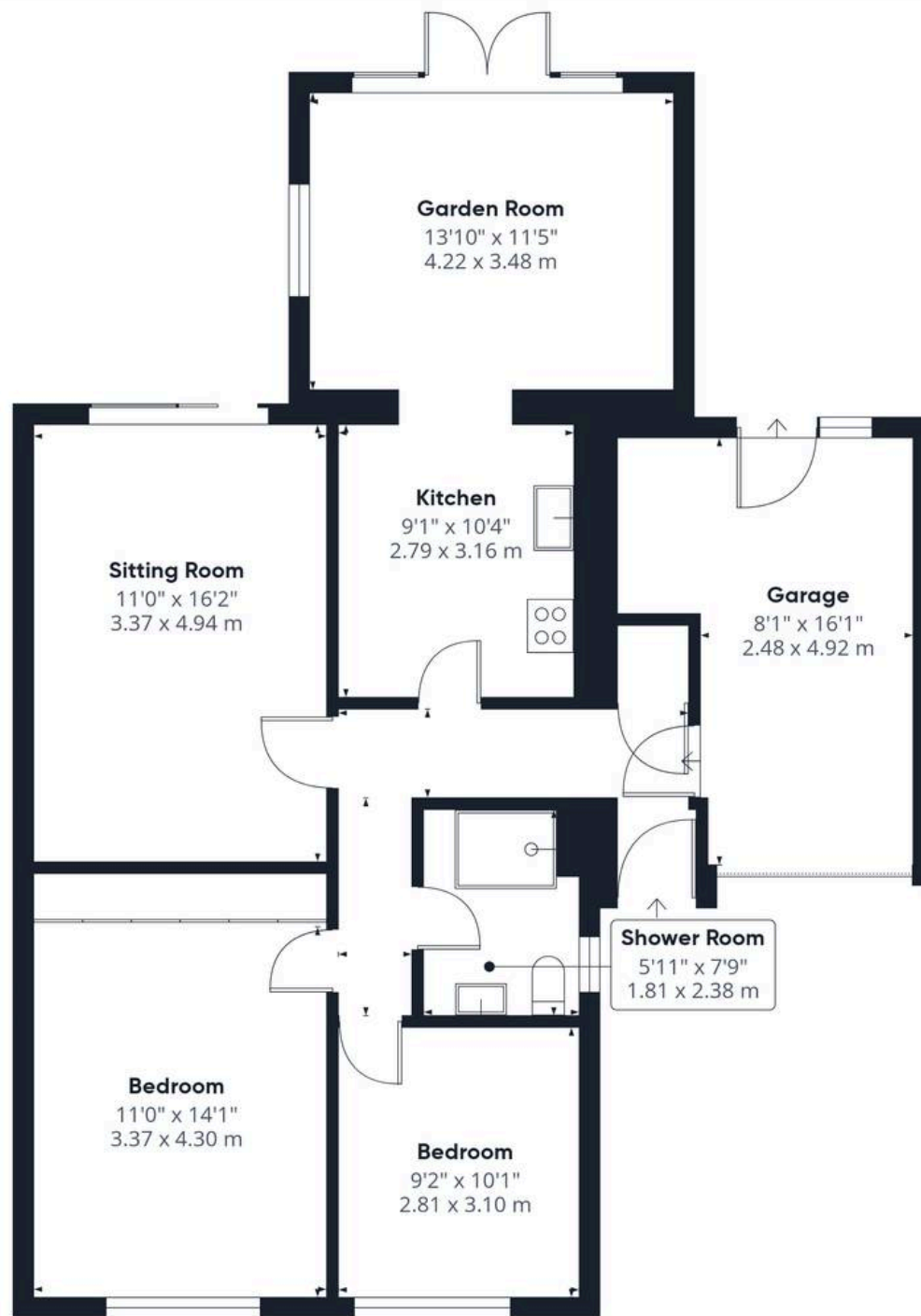




THE GREAT OUTDOORS

The rear garden is very well kept offering a sunny and peaceful spot ideal for enjoying the afternoon sun. The garden has been designed with ease of maintenance in mind, there is a large paved patio with step up to the shingled section. The garden is filled with well stocked border filled with a range of mature shrubs and plants. There is a side gate leading to the frontage as well as timber fencing enclosing the garden.





Approximate total area⁽¹⁾

995 ft²
92.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360





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