



31 DOUNE WAY

HARLESTON, IP20 9QB



A well presented 2009 built Hopkins Home with refurbished kitchen nestled on the outskirts of the picturesque town of Harleston and offered with no onward chain.

The front door opens into a spacious entrance hall with excellent built-in storage, a cloakroom with WC, and access to the integral garage. The utility room provides space and plumbing for a washing machine and tumble dryer, a sink unit with oak worktop, and houses the gas boiler. A bright ground-floor double bedroom/study overlooks the rear garden.

The first floor features a stylish kitchen/dining room with sash windows, ample dining space, and a modern Howdens shaker-style kitchen installed in 2019, complete with solid oak worktops and integrated Bosch appliances. New Moduleo Impress Mountain Oak LVT flooring was fitted in 2022. Double doors open into the sitting room, which enjoys views over the green, built in bespoke shelves and features a coal-effect gas fire.

On the second floor, the principal bedroom benefits from built-in wardrobes and an en-suite shower room. Two further bedrooms share a family bathroom.

Outside, the property offers

driveway parking and an integral garage with power and lighting. The enclosed rear garden has been attractively landscaped with a circular lawn, wildflower borders, climbing roses, an extended patio, and a pergola draped with wisteria, creating an ideal space for outdoor dining.

SERVICES

Gas central heating to radiators. Mains water and drainage. Mains gas and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Tax Band: D

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.

LOCATION

The property is located close to 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.

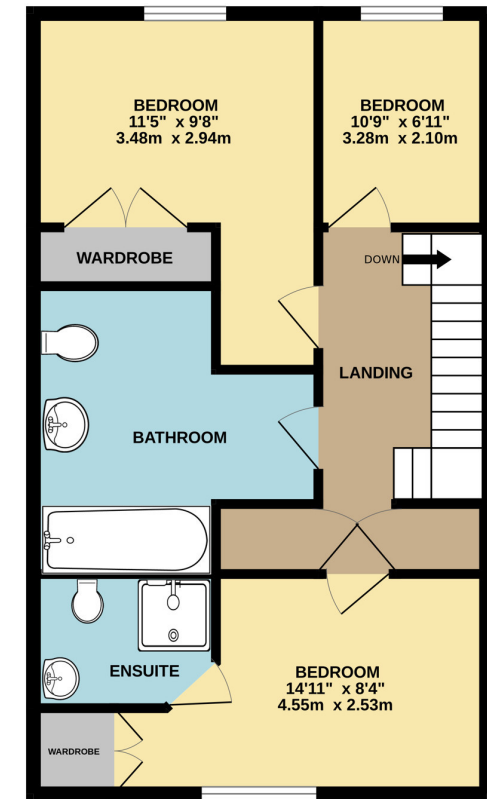
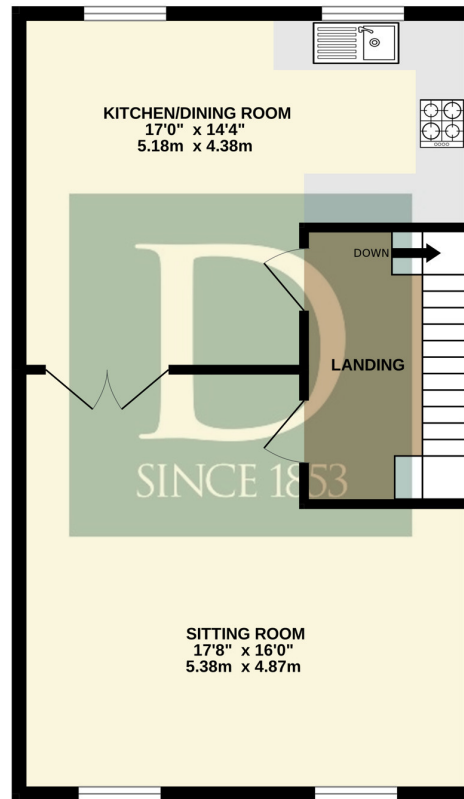
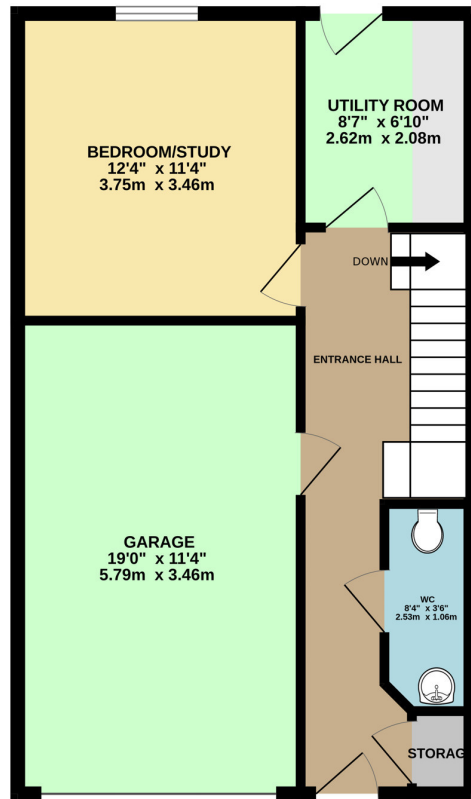








FLOOR PLAN



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