



19 OAK TREE WAY
HARLESTON, NORFOLK IP20 9EL



A spacious link detached bungalow located in a peaceful cul-de-sac position. It boasts a delightful private garden to the rear and off road parking

The bungalow is a spacious link-detached (linked by the garage) property. The front door opens into the entrance hall. To the front of the property is a generously sized sitting room featuring an electric fire. The principal bedroom also overlooks the front lawn. There is a bathroom and separate w.c. The kitchen overlooks the rear garden and has a range of wall and base units. There are two further bedrooms, one of which is currently set up as a dining room. The smaller of the two rooms is versatile as could also be used as a study area. There is a conservatory to the rear of the property which is only a year old.

The property is set back from the road with a lawned front garden. There is a driveway for parking leading up to the attached garage. The rear garden is a delightful feature of this bungalow. Whilst it is laid principally to lawn, it is private and benefits from an array of mature shrubs, defined borders and paved patio areas for outside dining. There is also a useful shed.

LOCATION

Harleston is a thriving market town with many historical buildings and

an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

SERVICES

Gas fired central heating. New Boiler installed 2025. Mains drainage, water 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 and Tax Band C

VIEWING

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



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9 miles

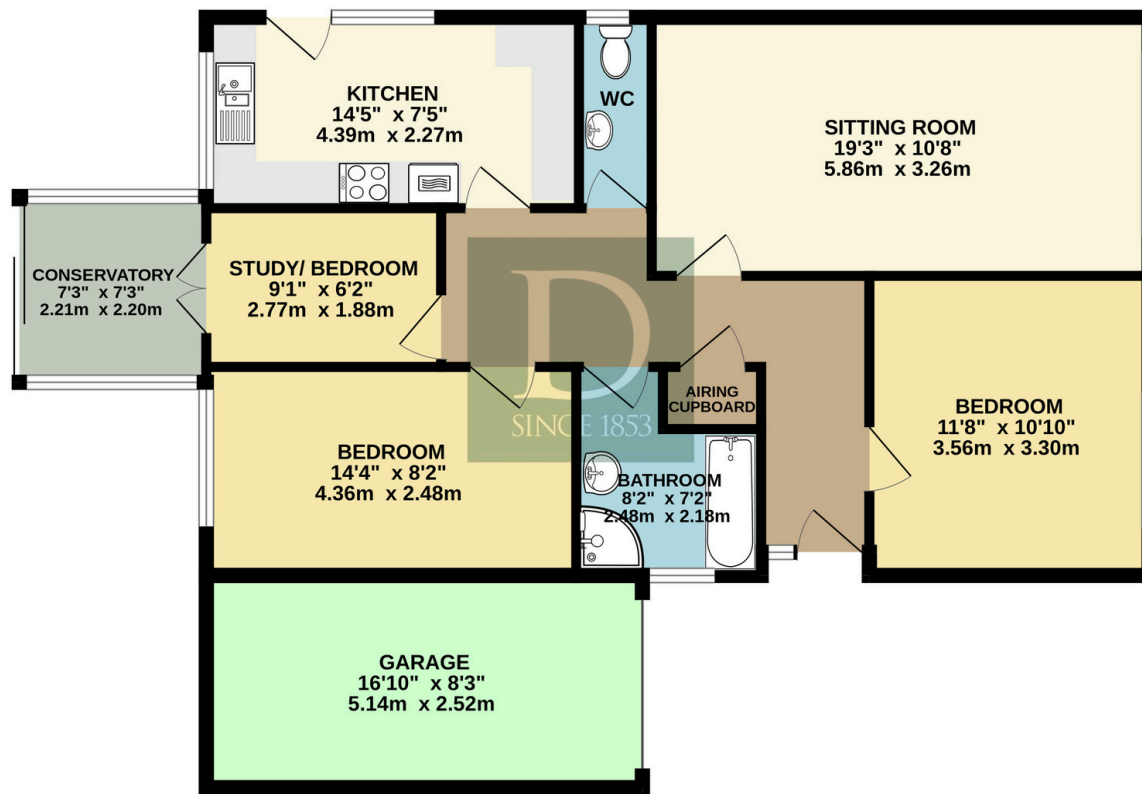


EPC



FLOOR PLAN

GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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 operability or efficiency can be given.
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LOCATION MAP



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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