



12, GAWDY CLOSE
HARLESTON, IP20 9ET



A well-presented three-bedroom detached property, tucked away in a quiet cul-de-sac within walking distance of Harleston town centre.

The property offers well-proportioned accommodation throughout and benefits from gas-fired central heating, double glazing, a sun room, garage, ample off-road parking and an enclosed rear garden.

The accommodation comprises an entrance porch leading into the entrance hall, with stairs rising to the first-floor landing and an understairs cupboard. The lounge is positioned at the front of the property and features a front-aspect window, with an opening through to the dining room. The dining room has French doors opening into the sun room, which enjoys a feature window overlooking the rear garden and further French doors providing access outside. The dining room also opens into the kitchen, which is fitted with a range of base and eye-level units, an integrated fridge and dishwasher. A door leads through to the utility room, which provides access to the rear garden and also leads to a useful ground-floor shower room. To the first floor are three bedrooms and a family bathroom, all accessed from the landing.

Outside, the property is approached via a driveway providing off-road parking and leading to the garage, with a further gravelled area offering additional parking. The front is complemented by established plant and shrub borders, while gated side access leads to the enclosed rear garden. The rear garden features a paved patio, a further patio area with pergola, lawn and a variety of established plants and shrubs, providing an attractive and versatile space for outdoor relaxation and entertaining.

SERVICES

All main services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

South Norfolk. Council Tax Band – C

AGENTS NOTES

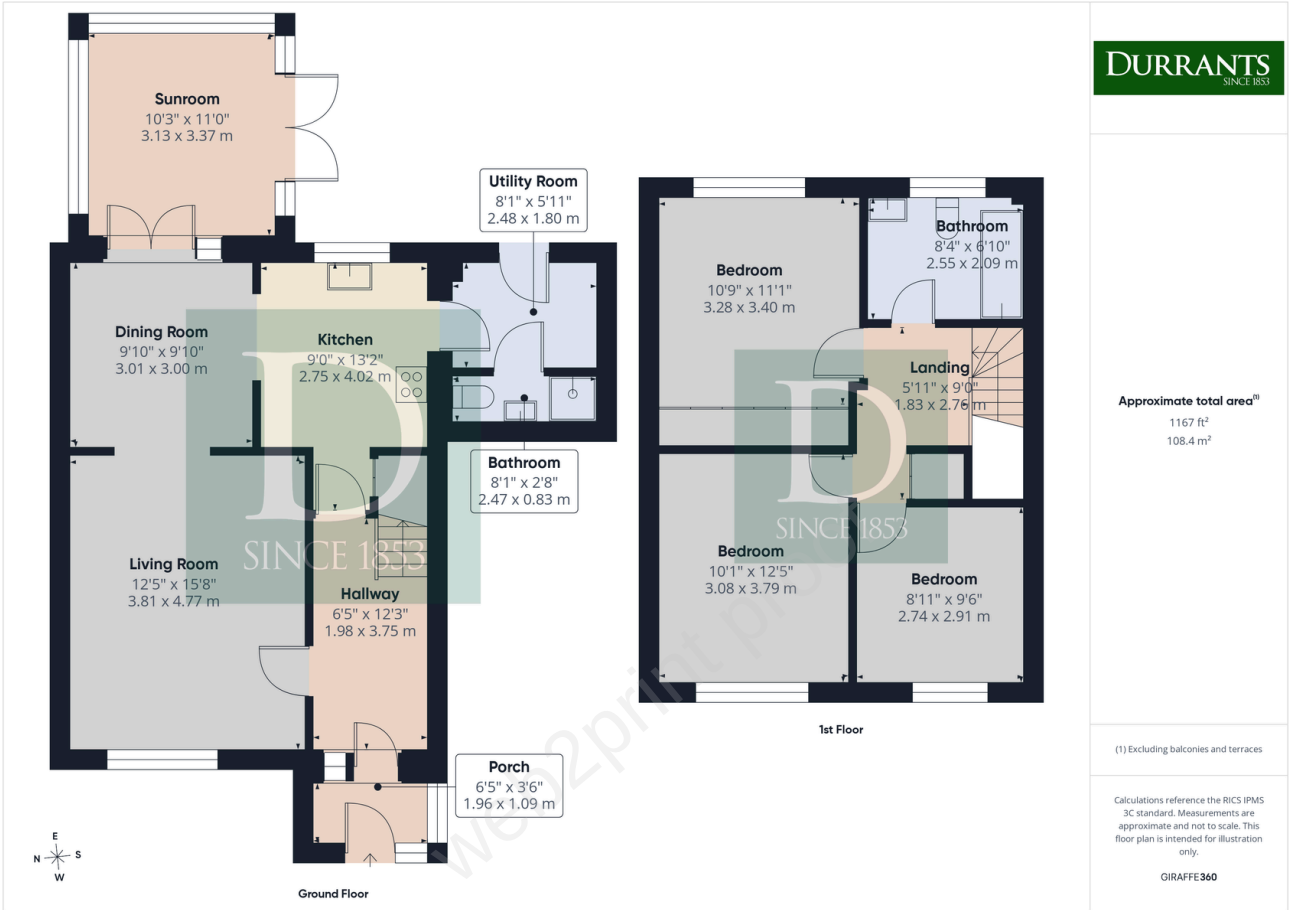
The seller of this property is a relative of an employee of Durrants





NO ONWARD
CHAIN!

FLOOR PLAN



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

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**
Email : **beccles@durrants.com**