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Maltings Drive,
Harleston, Norfolk

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ESTATE AGENTS

Light, airy and luxuriously comfortable, this immaculate detached bungalow has been renovated to a high standard by the current owners. Sitting on the corner of this sought-after road conveniently located just a short walk away from the town centre, the property boasts comfortable lounge, well appointed kitchen and bathroom and two large double bedrooms as well as wrap around garden, driveway and single garage.

Accommodation comprises briefly:-

- Entrance hallway with underfloor heating
- Lounge with fireplace
- Well appointed kitchen with underfloor heating
- Rear porch/sun room
- Bathroom with underfloor heating
- Two large double bedrooms
- Front and rear gardens
- Corner plot position
- Single garage & driveway parking for 3 vehicles
- Short walk to town centre
- uPVC windows, doors, fascias and soffits for zero maintenance
- NO ONWARD CHAIN COMPLICATIONS
- All plumbing, electrics and central heating renewed just under 4 years ago

The Property

A half glazed front door opens into an L-shaped hallway with tiled floor, thermostatically controlled underfloor heating, cupboard housing Worcester gas fired boiler, access hatch to fully insulated loft space and access to all rooms. A beautifully light and spacious lounge boasts large window to front, radiator and feature thermostatically controlled electric fireplace with modern white wood effect surround and hearth. The kitchen, with inset ceiling spotlights and tiled floor again boasts underfloor heating, overlooks the rear aspect and comprises door to sun room which in turn enjoys access to the rear garden. Fitted with an excellent range of white soft close wall, base and drawer units with white worktops, tiled splashbacks and inset stainless steel sink and drainer, the kitchen boasts pyrolytic self cleaning oven, 3 ring hob and extractor hood over as well as a full range of integrated appliances plus tumble drier and Monarch water softener. A well appointed bathroom comprises opaque windows to rear with fitted roller blinds and is fitted with WC and washbasin set in vanity unit with heated towel rail, touch-sensitive mirror with razor socket and walk-in bath with shower attachment (there is space for full size bath or shower cubicle if preferred). Two comfortably spacious double bedrooms overlook front and rear aspects respectively, enjoy luxurious fitted carpets and offer ample space for furniture.

Outside

The bungalow is set back attractively from the road behind a beech hedge with a well tended lawned garden to the front, path to front door and driveway to side offering parking for three vehicles and leading up to the single garage which is fitted with up and over door, power and light and personal door to rear. Gated access at the side of the bungalow leads round to a fully enclosed and private rear garden which is mainly laid to lawn and surrounded by beautifully stocked flower and shrub borders with a patio area to side.

Maltings Drive, Harleston





Location

The property is situated on the corner of a popular residential area within a short walk of 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 chapel and plenty of character around every corner you turn. It 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.

Services

Gas fired central heating plus electric underfloor heating in hall, kitchen and bathroom.
Mains water, drainage and electricity.
Energy Rating - A

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9EY

Tenure

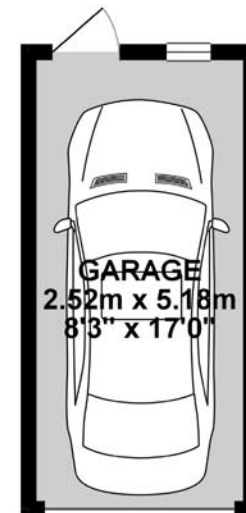
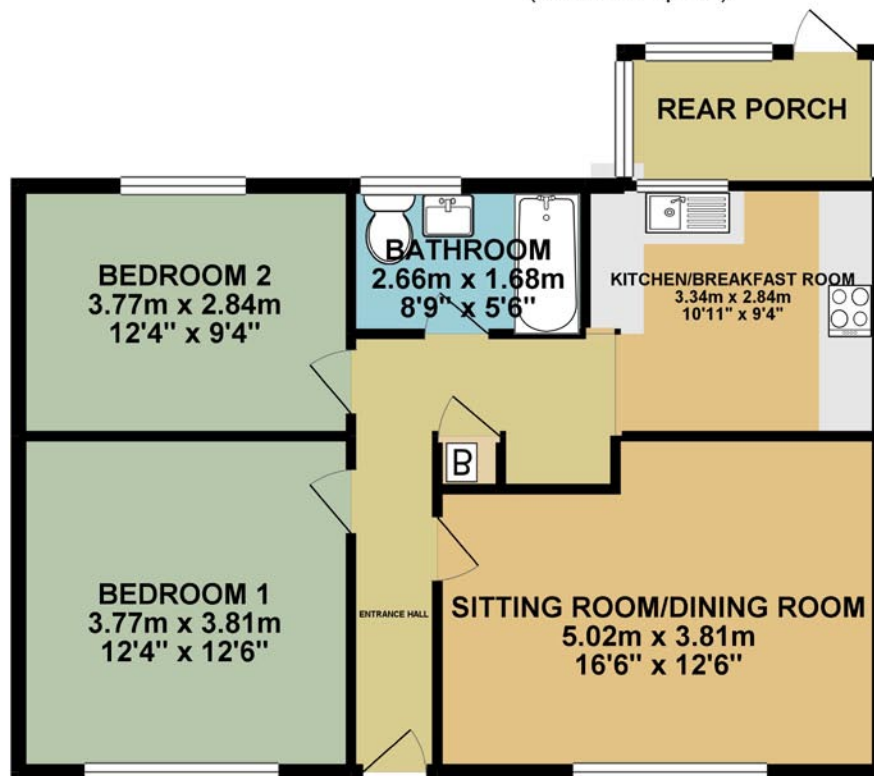
Vacant possession of the **freehold** will be given upon completion.

Agents' Note

There is a fully owned 4 KW Solar PV system at the property. The owner has informed us that the feed in tariff is 13.5p per KW and this is equating to approx £600 pa in additional income for the property. The contract runs until 2035 meaning a potential income of £9600 to the owner over the lifetime of the contract. This is in addition to the savings made on your electricity bill during the day making this a very economical bungalow to live in.

Guide Price: £275,000

GROUND FLOOR 82.45 sq. m.
(887.50 sq. ft.)



TOTAL FLOOR AREA : 82.45 sq. m. (887.50 sq. ft.) 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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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.



To arrange a viewing, please call 01379 882535

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