

Herolf Way,
Harleston, Norfolk

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ESTATE AGENTS

Herolf Way, Harleston

Situated in a popular residential area and conveniently located for the town centre this three bedroom detached bungalow benefits from conservatory, single garage and front and rear gardens and is offered to the market with no onward chain.



Accommodation comprises briefly:-

- Entrance porch
- Entrance hallway
- Kitchen/dining room
- Lounge
- Bathroom with shower
- Separate WC
- Three double bedrooms
- Conservatory
- Single garage with electric up and over door
- Workshop space
- Front and rear gardens
- No onward chain

The Property

At the side of the property a part glazed uPVC front door opens into the entrance porch and further door opening into the entrance hallway with two useful storage cupboards and airing cupboard housing gas fired boiler and hot water tank with slatted shelving. The kitchen/dining room has window to side, sliding door to front garden and benefits from ample space for table, chairs. Fitted with an excellent range of wood effect wall, base and drawer units with granite effect worktop incorporating breakfast bar, inset 1 ½ bowl stainless steel sink and drainer, inset 4 ring hob with extractor hood over, eye level built-in microwave with electric oven under, the kitchen further benefits from a NEFF integrated dishwasher, integrated fridge and space and plumbing for washing machine. A light and spacious lounge overlooks the pretty front garden, with fireplace currently housing an electric fire providing a cosy focal point. Three double bedrooms overlook the rear aspect and share the well appointed and fully tiled bathroom fitted with washbasin in vanity unit and separate shower cubicle. A separate cloakroom adjacent comprises opaque window to side, WC and pedestal washbasin. Accessed via bedroom 3/study, a conservatory overlooks and accesses the rear garden through French doors and leads through a small workshop to the single garage benefitting from power and light, personal door to side and electric up and over door.

Outside

The property is well set back from the Starston road behind a well tended front garden with gate to front and path leading down to the front door as well as rear garden and garage. A brick weave patio offers ideal outside entertaining space with steps leading up to a raised lawned area flanked by well stocked corner beds. A low level fenced and hard landscaped rear garden leads out onto Herolf Way from where the single garage is located which in turn is fitted with an electric up and over door as well as power and light and leads beyond to a small workshop.







Location

The property is located 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, delicatessen 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, but may be available in addition, subject to separate negotiation.

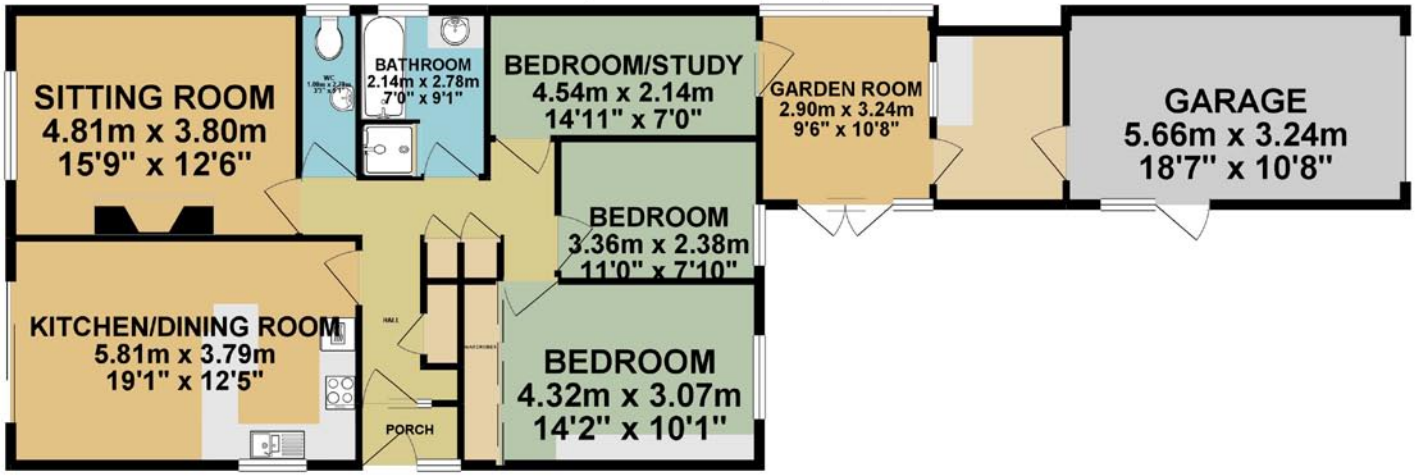
Services
Gas fired central heating and hot water.
Mains water, electricity and drainage.
Energy Rating: D

Local Authority:
South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 9QA

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

Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR 128.97 sq. m.
(1388.24 sq. ft.)



TOTAL FLOOR AREA : 128.97 sq. m. (1388.24 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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Guide Price: £245,000

To arrange a viewing, please call 01379 882535

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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.

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