



Recreation Walk, Harleston, IP20 9BX

£399,000

An individually designed three bedroom detached bungalow situated down a private road within walking distance to Harleston town and all of its amenities.

- Private & secluded plot
- Walking distance to amenities
- Detached double garage
- Freehold
- Wrap around garden
- Loft conversion potential
- Council Tax Band D
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying a pleasing position, the property is found tucked away at the bottom of a private road within short walking distance of the high street. The thriving and historic market town of Harleston has proved to have been a popular and desirable location over the years, still retaining a strong and active local community helped by having many independent shops giving a good range of day to day amenities and facilities, all surrounded by idyllic rural countryside close to the Waveney Valley on the north Suffolk borders. A more extensive range of amenities and facilities along with a mainline railway station can be found 10 miles to the west within the market town of Diss.

Description

Built by well renowned and reputable local builders R G Rackham this individually designed detached bungalow sits in a private and spacious plot. Being of cavity brick and block construction under a pitched interlocking tiled roof with sealed unit UPVC double glazed windows, whilst being heated by underfloor heating fired by a central heating boiler.

Externally

The property is approached by a brick weave driveway that leads up to the detached double garage with further parking space opposite, there is then a further brick weave pathway leading to the entrance of the bungalow. Within the frontage of the property there is also multiple landscaped areas with well positioned foliage providing enjoyable scenery. The rear garden wraps around the whole of the property and is enclosed by a combination of fencing and bushes. The west facing garden is mainly laid to lawn but also has an attractive paved terrace area.

Agents Note

The vendor advises us that there is a heating exchange system and condensation drains for each room. We have also been advised that the floors and walls are insulated. The aerial photo is historic but there to give you a view of the plot.

The rooms are as follows:

ENTRANCE HALL: Entry via upvc double glazed door (wider than standard providing disability/wheelchair access) being a spacious hallway with underfloor heating. Storage cupboard and airing cupboard to side and access to loft hatch with ladder above.

KITCHEN/DINER: With triple aspect, this spacious kitchen offers wall and floor units, roll top work surfaces, inset sink with drainer and mixer tap, breakfast bar, oven, microwave, ceramic hob with extractor above, integral dishwasher, fridge and freezer, tiled splashbacks, vinyl flooring.

UTILITY: Having wall and floor units with roll top work surfaces, wall mounted boiler, water softener, space for fridge freezer, upvc double glazed door to side providing external access to the garden.

LOUNGE: Access via wooden glazed French doors, windows to both side aspects, feature fireplace upon marble hearth and upvc double glazed French doors providing access to the gardens.

MASTER BEDROOM: With window to rear aspect giving views over the garden.

EN-SUITE: With frosted window to side comprising double shower cubicle, low level wc and hand wash basin. Heated towel rail. Part tiled walls.

BEDROOM TWO: With window to side aspect being a generous double bedroom.

BEDROOM THREE: With upvc double glazed door giving access onto the patio area, window to side, being a double bedroom.

BATHROOM: With frosted window to side aspect comprising of panelled bath with shower over, low level wc, hand wash basin. Part tiled walls.

LOFT ROOM: Designed by the original owner ready for conversion into two bedrooms and bathroom subject to the necessary consents.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8273



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1739.10 ft²

Reduced headroom
69.12 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

