



1 LOVAT CLOSE
HARLESTON, IP20 9HJ



A substantial detached bungalow having been in the same family since it was built. It has highly versatile accommodation on a corner plot and would now benefit from updating



The property consists of a spacious detached bungalow with attached garage on a corner plot. It is located in a popular residential location within the sought-after market town of Harleston and is convenient for town centre amenities.

Built by the parents of the current owners, the property has versatile accommodation and offers enormous potential to update and personalise. There is an entrance porch leading to the entrance hall that runs through the centre of the property. There is a double aspect sitting room to the front and a kitchen/breakfast room with a door to the conservatory. The hall gives access to 4 bedrooms, with the two at the far end being accessed off a useful study. There is also a shower room with separate w.c.

The bungalow has a driveway in front of the garage for additional off-road parking and the gardens wrap around the property. There is currently low fencing around the garden but this could be higher to increase the seclusion. There is a small area of garden to the rear which is a blank canvas for

landscaping.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists, vets, schools, hotels, cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 11 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

SERVICES

Gas central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band D



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9 miles

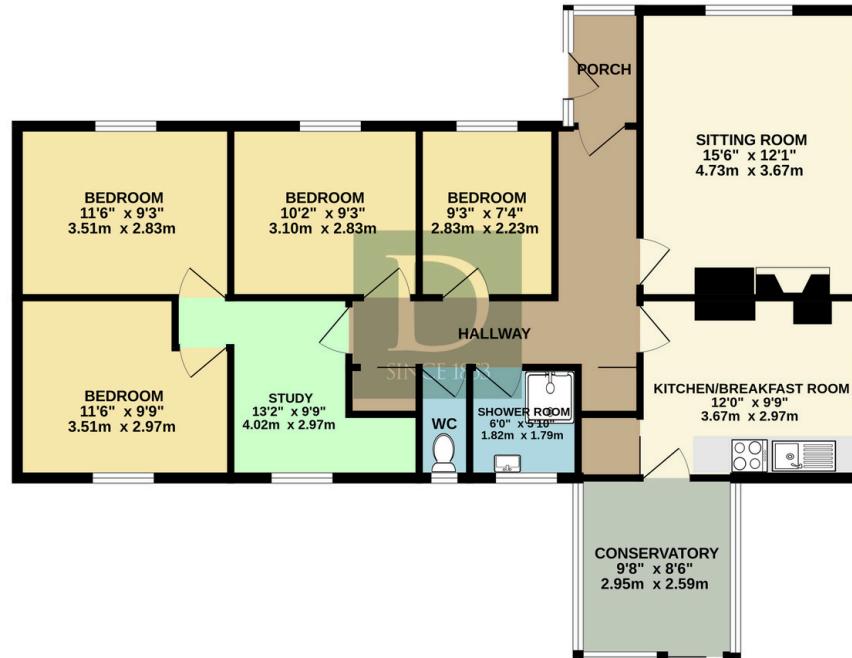


EPC



FLOOR PLAN

GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.0 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, dimensions of doors, windows, rooms and any other feature appearing 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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