



3 RECREATION WALK  
HARLESTON, NORFOLK, IP20 9BX



A versatile detached 2/3 bedroom bungalow that has recently been redecorated throughout. It is offered with no forward chain and in the heart of Harleston with an excellent walled garden

**The property is an attractive bungalow located in a sought-after and convenient position within the heart of Harleston. It has versatile accommodation and the rooms can easily be adapted to suit a variety of needs.**

**The central front door opens to the entrance hall. There is a room to either side and each has a bay window to the front. It is currently arranged with one as a sitting room and the other a bedroom but they could both be bedrooms if required. The sitting room has a fireplace. There is a further double bedroom overlooking the garden. There is a bathroom off the hall. There is an open plan living/dining room that opens into the kitchen. To the rear is a conservatory that requires upgrading or replacing. Off the kitchen is a useful utility room with a door to the front and rear.**

**The property is approached across Recreation Walk and has the benefit of a parking space to one side. The rear garden is a delightful feature of the property and enclosed by walls. It is laid principally to lawn and has a gate to the front.**

#### LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

#### SERVICES

Gas fired central heating. Mains drainage, water and electric. (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 C

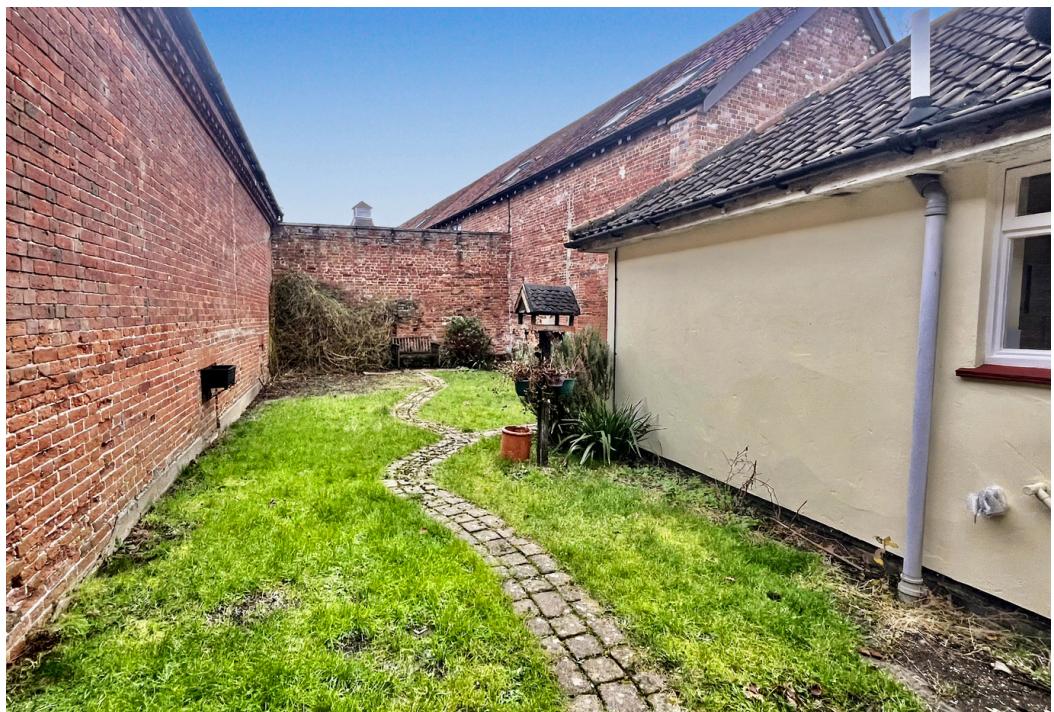
#### AGENTS NOTE

Please note the current utility room addition is attached to the neighbouring property and if removed the bungalow would become completely detached.

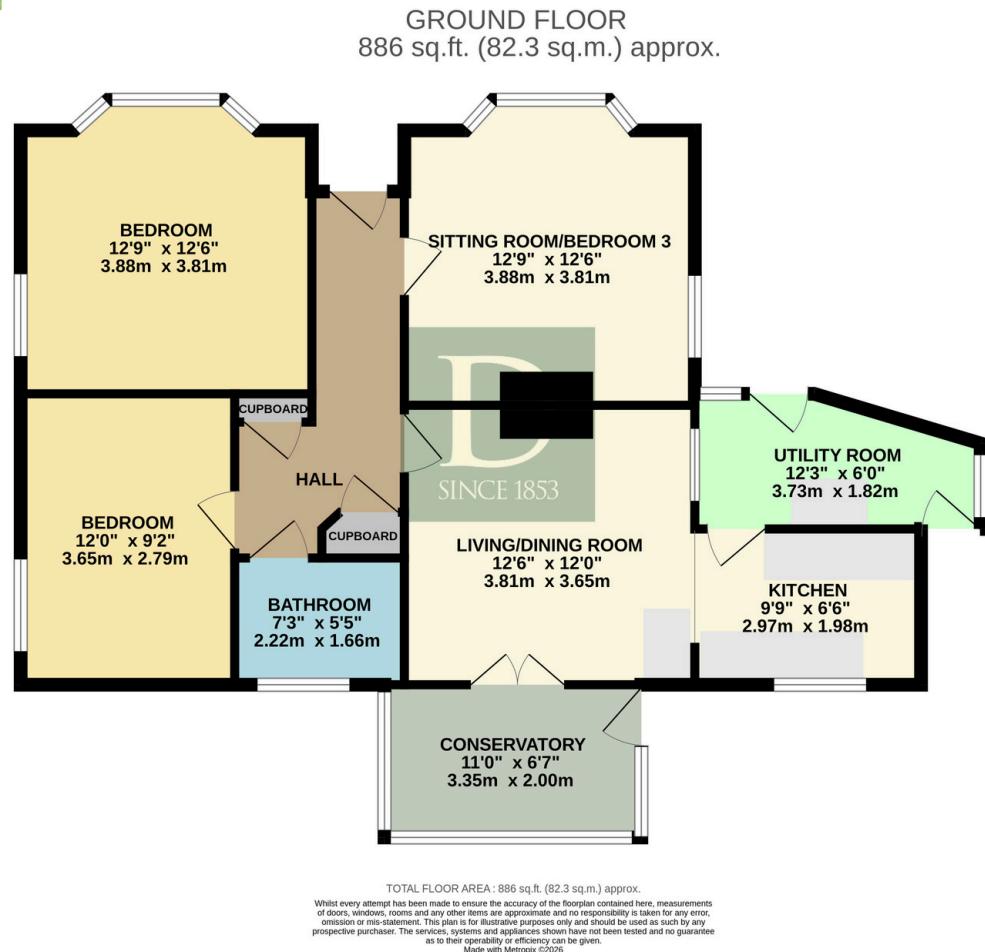


9 miles

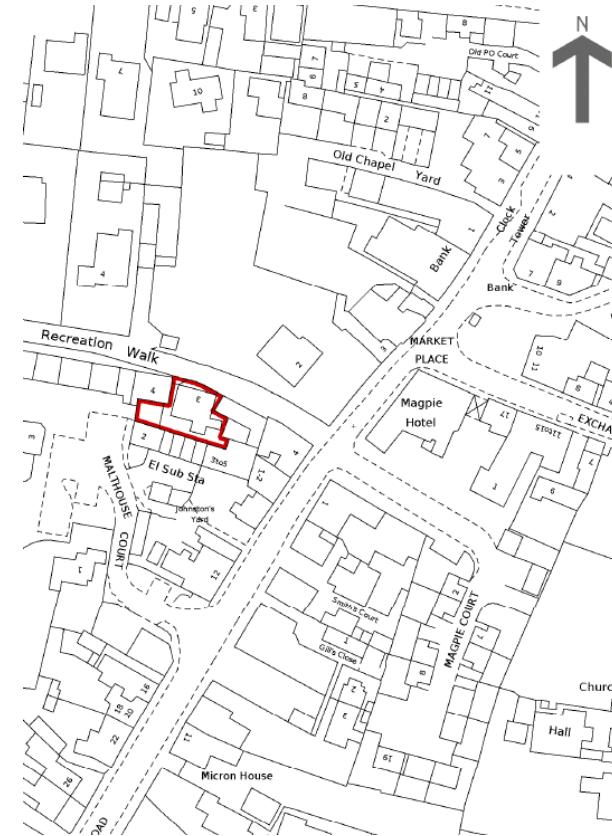
EPC



## FLOOR PLAN



## BOUNDARY 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.
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## CONTACT US

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