



12 Cherrywood
Harleston
IP20 9LP

Guide Price £349,950
No onward chain





- Newly refurbished throughout
- 3 Bedrooms
- Open plan Kitchen/Dining space
- Ground floor shower room & utility
- Hi spec shower room
- Gas central heating
- Just a short walk from the town center

Location

Harleston is a vibrant market town set in the heart of the Waveney Valley. The town is filled with historic buildings and offers plenty of character. Home to a delightful array of speciality shopping, bustling market stalls every Wednesday morning, food and music festivals and a thriving centre for the arts, it is little wonder that Harleston was once voted Norfolk Town of the Year. The area is perfect for countryside walks and cycle rides and the Heritage coasts is around 25 minutes away by car.





The property

Upon entering the bungalow through the main entrance door, you'll step into a central hallway that provides access to all rooms, including a convenient built-in storage cupboard. Positioned at the front are two spacious bedrooms offering views of the front garden, while the main shower room boasts a luxurious double walk-in shower with a rainfall showerhead. Adjacent to the shower room is a third bedroom situated opposite.

Moving towards the rear of the bungalow, you'll discover a bright and modern open-plan kitchen/dining room, seamlessly connecting to the garden. The kitchen is equipped with ample cupboard storage, rolled edge work surfaces, an integrated double electric eye-level oven, and a gas hob with an extractor hood. There's also plenty of space under the counter for white goods. The dining area opens onto the rear garden, creating a delightful indoor-outdoor flow. Adjacent to the dining area is the sitting room, which is semi-open plan, enhancing the sense of space and connectivity between the two areas. The property is complete with uPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency throughout.

Outside.

The back garden presents itself as a pristine canvas, providing a secluded enclosure primarily composed of a neatly laid lawn, bordered by mature hedging and fencing. Accessible from this space is the garage, complete with an up-and-over door, equipped with power and lighting. Additionally, there's gated side access leading to the driveway.

Services

Main water, electricity and drainage are connected. Gas central heating system.

Services

Mains electricity and drainage. Gas central heating.

Directions

Coming from Diss heading East in the A143 turn right at the Harleston roundabout onto the Needham Road and take the right turn into Dove Close and right again into Cherrywood and the bungalow is towards the end in the right hand side.

Agents note: Please be advised that the property is steel frame construction.

Viewing

Strictly by appointment with TWGaze

Freehold


Ref

Important Notice

TW Gaze for themselves and for their Client give notice that:-

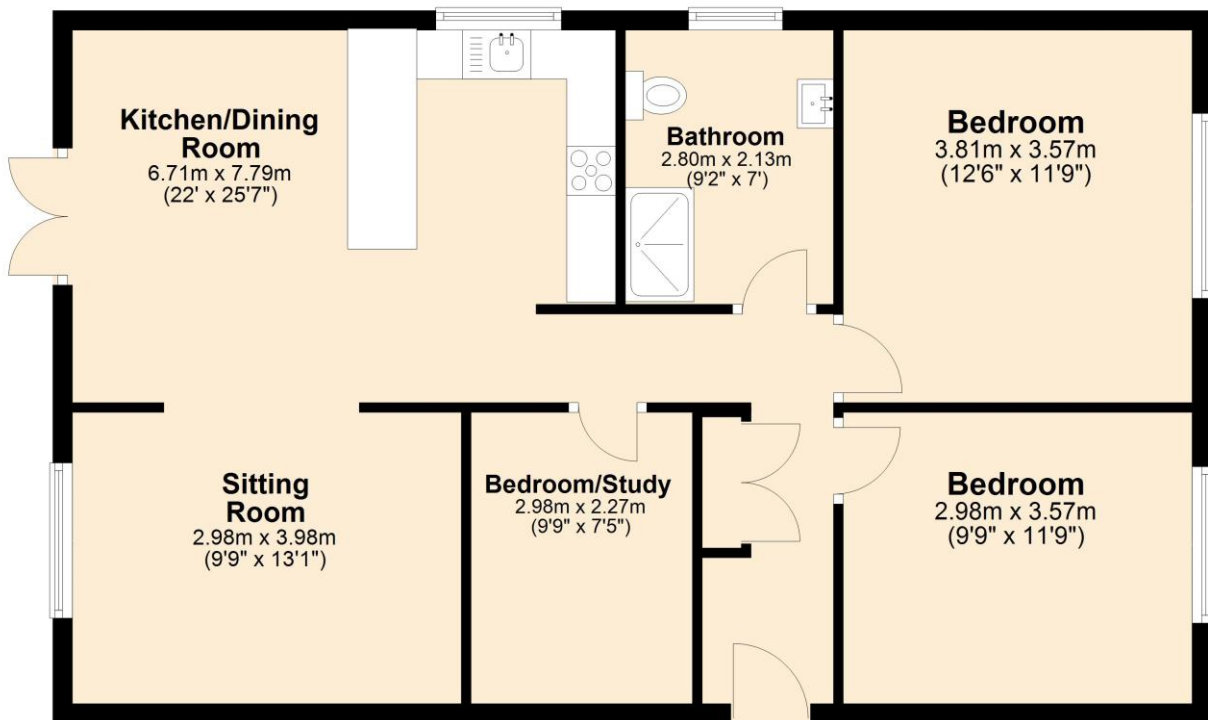
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 78.8 sq. metres (848.6 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.