



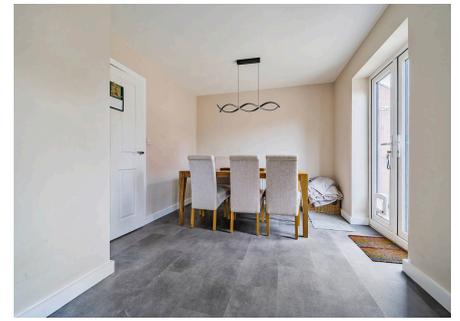
## 111 Harvest Way, Harleston

£240,000 Freehold

Introducing this immaculate 3-bedroom semi-detached house, a property exuding charm and character, nestled in a sought-after residential area that is ideal for first time buyers looking to enter the property market. This property boasts spacious accommodation throughout with modern finishes, perfect for those seeking comfort and convenience in their daily living. Conveniently located close to amenities and with excellent transport links, this property offers easy access to nearby towns, making it an ideal home for families or professionals seeking a peaceful retreat with modern comforts.

## Location

Nestled in the charming market town of Harleston, Harvest Way enjoys a prime location that perfectly balances countryside tranquility with convenient amenities. Harleston boasts a rich history, picturesque streets, and a welcoming community atmosphere. The town offers a range of independent shops, cafés, and restaurants, along with essential services, schools, and leisure facilities. Surrounded by the stunning landscapes of the Waveney Valley, this location is ideal for those who enjoy scenic walks and outdoor activities. Excellent transport links provide easy access to nearby towns such as Diss, Bungay, and Norwich, making it a great choice for commuters and families alike.



## Harvest Way

Upon entering the property, you are greeted by a spacious entrance hall featuring wooden laminate flooring, an understairs storage cupboard, and access to the kitchen/dining room, living room, and cloakroom. The cloakroom is conveniently located on the ground floor and features a low-level flush WC and wash hand basin with tiled splashback.



The kitchen/dining room is a highlight of this property, with rear aspect double glazed windows and French doors leading out to the patio area. The kitchen is well-equipped with fitted wall and base units, stainless steel sink, integrated gas hob, and electric oven. The adjacent living room is light-filled with dual aspect double glazed windows, offering a comfortable space to relax.

Moving upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom boasts fitted wardrobes and an en-suite with a double shower cubicle. The two additional bedrooms benefit from fitted blinds and ample storage space. The family bathroom is equipped with a panelled bath, wash hand basin, and low-level flush WC.

Outside, the property features a small front garden and a fully enclosed rear garden with a paved patio area, ideal for outdoor dining and entertaining. The garden also includes raised flower beds and space for a garden shed. Off-road parking is provided by a driveway and a single garage, ensuring ample space for multiple vehicles.

#### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold

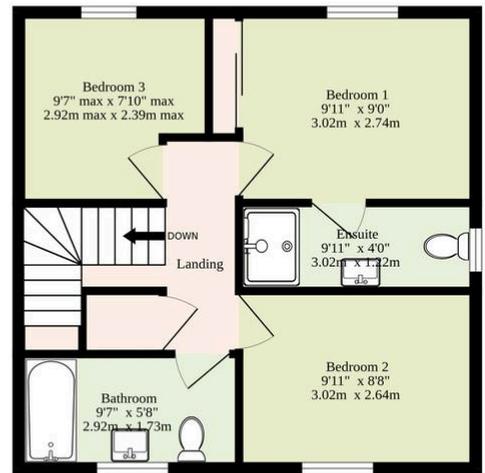
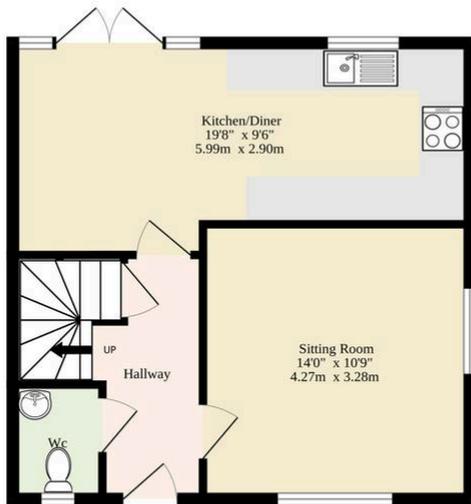
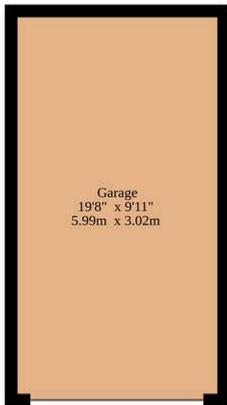
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



Ground Floor  
595 sq.ft. (55.3 sq.m.) approx.

1st Floor  
410 sq.ft. (38.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) 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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