



23 GOTHIC CLOSE

HARLESTON. IP20 9JU



An outstanding and completely renovated extended semi-detached bungalow offering immaculate, spacious and versatile accommodation.

The property is a superb semi-detached bungalow in a sought-after no-through road, that has been outstandingly refurbished and transformed by the current vendors. Superb attention to detail has been paid to the configuration and such is the volume of work undertaken by the vendors it includes flipping the layout to have the kitchen and sitting room at the back of the property.

The front door opens to a spacious entrance hall which links all accommodation. There are two excellent double bedrooms to the front, both with fitted wardrobes. Off the hall is a well-appointed bathroom and the double principal bedroom is to the rear with an ensuite shower room. The real highlight of the property is the outstanding open plan living space to the rear. There is a comprehensively fitted kitchen with attractive contemporary units and Quartz worksurfaces. A concealed door leads to an excellent separate utility room. The dining end of the kitchen opens into a spacious double aspect living area with woodburning stove and glazed

doors to the garden.

Externally the vendors have created a substantial parking area to the front for several cars. The rear garden is low maintenance and landscaped with paving and artificial grass. The vendors have also created a covered dining area and an excellent workshop.

SERVICES

Mains electricity, water and drainage. Gas fired central heating via radiators and underfloor heating to the sitting room. Solar panels to rear roof. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk - Band C

VIEWINGS

Strictly by prior appointment with Durrants on 01379 852217



3



1



2



5



9 miles

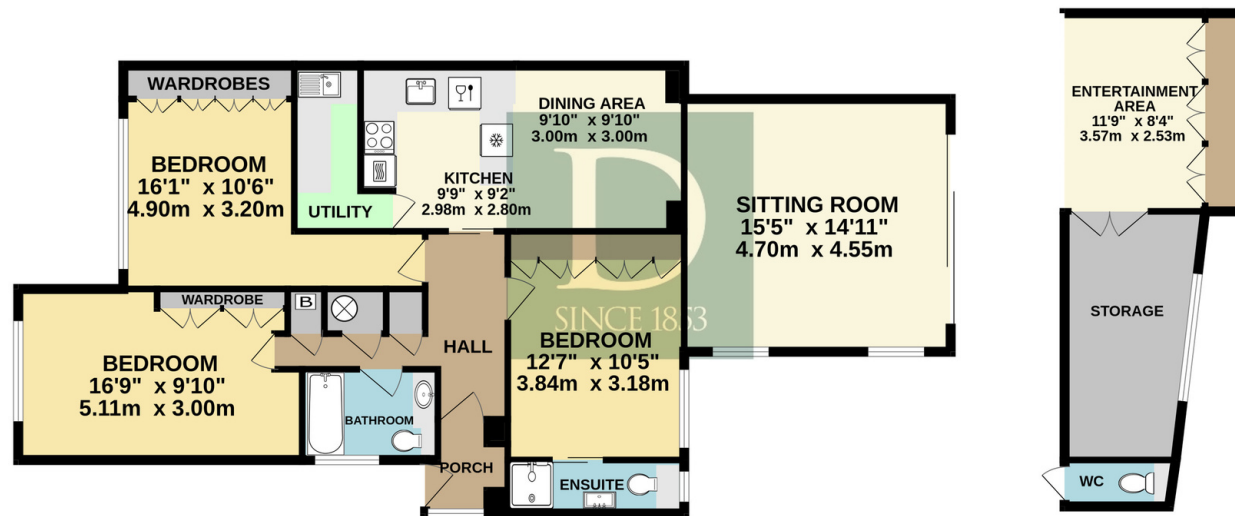






FLOOR PLAN

GROUND FLOOR 1365 sq.ft. (126.8 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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LOCATION

The property is located in a popular residential area of Harleston along a no-through road. 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.

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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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