



9 SWAN LANE
HARLESTON, IP20 9AN



A well-proportioned two-bedroom detached bungalow in the heart of Harleston, offering spacious accommodation, separate living and dining rooms, a large front garden, ample driveway parking and a detached garage.

Situated in the heart of the popular market town of Harleston, this appealing two-bedroom detached bungalow offers well-proportioned, single-storey accommodation, complemented by a generous frontage providing ample driveway parking and attractive established gardens to front and rear.

The property enjoys a welcoming feel throughout, with a spacious living room featuring a wide rear-facing window, allowing plenty of natural light to fill the room. The kitchen is thoughtfully arranged with a range of fitted units, extensive worktop space and room for everyday appliances, while the adjoining dining room provides a separate space for entertaining and family meals.

There are two well-sized bedrooms, both offering comfortable accommodation, served by a shower room and a separate WC. A useful utility area further enhances the practicality of the layout, alongside an entrance porch and central hallway.

Outside, the property is approached via a substantial gravel driveway, providing excellent off-road parking, with a particularly generous front and rear garden featuring established planting and greenery. A detached garage offers additional storage or potential for workshop use, subject to requirements.

SERVICES

Gas 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).

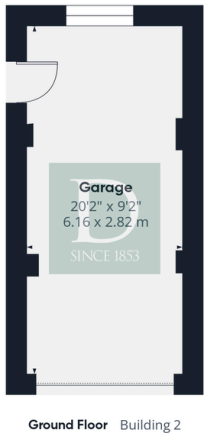
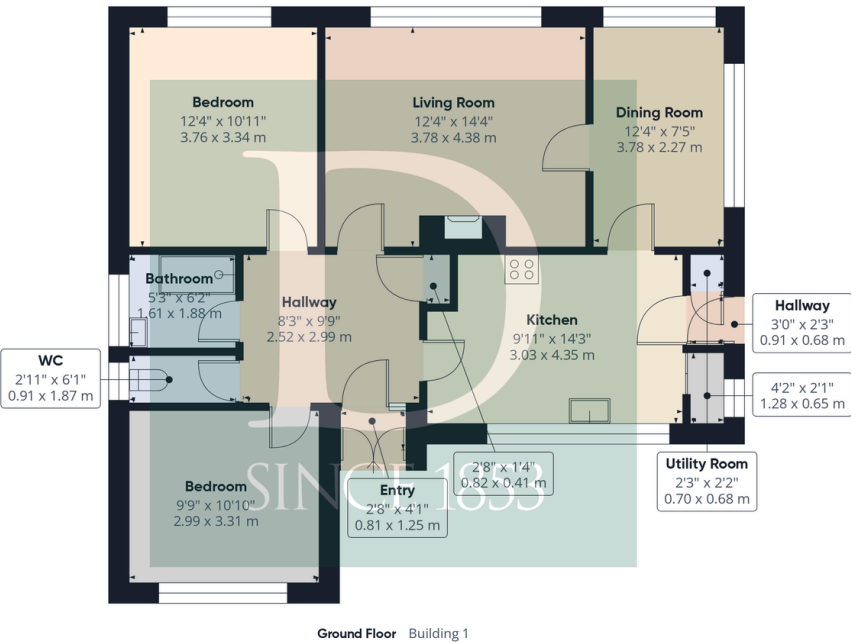
LOCAL AUTHORITY

South Norfolk District Council and Tax Band D





FLOOR PLAN



DURRANTS
SINCE 1853

Approximate total area⁽¹⁾
1012 ft²
93.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCATION

Harleston is a thriving and well-regarded market town, renowned for its attractive historic buildings, charming streets and welcoming community atmosphere. The town offers an excellent range of independently owned shops and local businesses, complemented by a supermarket and a variety of everyday amenities, including a doctors' surgery, veterinary practice and schools catering for children up to GCSE level. There is also a good choice of cafés, restaurants, traditional public houses and two hotels, providing plenty of options for dining out, meeting friends and enjoying the town's social scene.

One of Harleston's greatest appeals is its strong sense of community, with a busy calendar of events and activities taking place throughout the year. A wide variety of local clubs, societies, organisations and recreational groups cater for different interests and age groups, creating opportunities to become involved in town life and meet like-minded people. Combining historic character with practical amenities and a vibrant community spirit, Harleston offers an appealing setting for those seeking the convenience of market-town living within the attractive Norfolk and Suffolk countryside.

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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