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*Constable Court,*  
Harleston, Norfolk

MM

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

**Situated in a small cul-de-sac just off the town centre, this spacious detached family home is offered to the market with no onward chain and benefits from three double bedrooms, off-road parking and enclosed rear garden.**

**Accommodation comprises briefly:-**

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room/Study
- First Floor Landing
- Three Double Bedrooms
- En-Suite to Master Bedroom
- Family Bathroom
- Off-road Parking
- Store Room (former garage)
- Enclosed Rear Garden

## *Constable Court, Harleston*



### **The Property**

The front door leads into the entrance hall with the cloakroom immediately on your left comprising WC, wash basin and with window to the front. The sitting room is extremely spacious with window to the front aspect and sliding patio doors leading out to the rear garden. A door leads into the kitchen which can also be accessed from the hallway. The kitchen is well fitted with a matching range of wall, base and drawer units, solid timber work surfaces, electric hob with extractor over, eye level oven and grill, plumbing for washing machine, integrated dishwasher and space for fridge/freezer. There is a wall mounted gas fired boiler and window to the rear aspect. From the kitchen there is a dining room/study which is part of the former garage and has a door leading out to the rear garden.

Stairs rise from the hallway with useful storage cupboard under to the first floor landing with window to the side aspect and linen cupboard with radiator and slatted shelving. The master bedroom has a window to the side aspect with door to en-suite comprising fully tiled shower cubicle, WC, wash basin and window to the rear. There are two further double bedrooms overlooking the front aspect and share the family bathroom comprising panelled bath with shower attachment, WC, pedestal wash basin and window to the rear aspect.

### **Outside**

A shingled driveway provides off-road parking in front of the former garage which has been divided into two and now used as a store. The front garden is mainly laid to lawn. A side gate provides access to the rear garden which is fully enclosed with an extensive decked area which leads down to a lawned area and paved patio.



### Location

The property is situated in Constable Court, conveniently situated for the town centre. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating and hot water.

Mains drainage, electricity and water are connected.

EPC Rating: C

## Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9EE

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



Offers in Excess of: £225,000

TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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 guidance 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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