



## Cranes Meadow, Harleston

Offers In Excess Of £350,000 Freehold

Energy Efficiency Rating : C

- ✓ Updated & Modernised
- ✓ Cul-De-Sac Location
- ✓ Short Walk Into Town Centre
- ✓ Newly Fitted Kitchen/Dining Room
- ✓ Sitting Room with Cylindrical Wood Burner
- ✓ Four Ample Bedrooms
- ✓ Family Bathroom, Shower Room & Cloakroom
- ✓ Generous Garden, Driveway & Garage

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS  
&  
WATSON**



This FOUR BEDROOM DETACHED FAMILY HOME situated on a CUL-DE-SAC within the centre of the MARKET TOWN of HARLESTON, has been RENOVATED and MODERNISED to most areas, by the current vendors in the past year. Now offering a NEW KITCHEN/DINING ROOM & UTILITY with BREAKFAST BAR opening into the conservatory, the accommodation continues on the ground floor with a porch entrance, CLOAKROOM and separate sitting room - with a STUNNING fitted CYLINDRICAL WOOD BURNER. On the first floor there are three DOUBLE BEDROOMS and a further single bedroom, as well as a NEWLY FITTED EN-SUITE SHOWER ROOM and NEWLY FITTED FAMILY BATHROOM. Externally, the rear gardens are more generous than expected, whilst being fully enclosed and offering a LARGE TIMBER BUILD SUMMER HOUSE/STORE SPACES, and gated access leading to the front. There is DRIVEWAY PARKING for two CARS and access to the attached single garage.

#### LOCATION

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP20 9DY), but to help you...From Diss join the A143 towards Beccles, pass the village of Brockdish and Needham and on reaching the roundabout proceed straight over passing Harleston. Continue on this road for approximately a quarter of a mile, turning left onto Shotford Road then taking the second right onto London Road. Take the next left onto Wilderness Lane and turn left onto Cranes Meadow. The property can be found on the right-hand side.

The property is approached via a shingled and hard standing driveway to front leading to garage and pathway to the front door.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Wood effect flooring, uPVC obscure double glazed window to front, uPVC obscure double glazed window to side, door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, window to front, telephone point, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to side, coved ceiling.

#### SITTING ROOM

14' 11" x 12' 8" (4.55m x 3.86m) Cast iron wood burner set within a decorative fire place, tiled flooring, radiator, double glazed window to front x3, television point, coved ceiling.

#### KITCHEN/DINING ROOM

22' 7" x 9' 6" (6.88m x 2.9m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and extractor fan over, built-in eye level electric double oven, space for fridge/freezer, built-in breakfast bar, space for dining table, wood effect flooring, radiator x2, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear, smooth coved ceiling, opening to:

#### UTILITY ROOM

6' 3" x 5' 4" (1.91m x 1.63m) Fitted range of wall and base level units with complementary rolled edge work surfaces, tiled splash backs, space for dishwasher, space for washing machine, wood effect flooring, radiator, uPVC double glazed door to side, electric fuse box, wall mounted gas fired central heating boiler, coved ceiling.

#### CONSERVATORY

14' 3" x 13' 2" (4.34m x 4.01m) Tiled flooring, uPVC double glazed window to rear x6, uPVC double glazed door to rear, door to garage.

#### STAIRS TO FIRST FLOOR LANDING

Ready for flooring, uPVC double glazed window to side, coved ceiling, doors to:

#### DOUBLE BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobes, coved ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, shower cubicle with thermostatically controlled shower, aqua board splash backs, shaver point, extractor fan, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to side, coved ceiling.

#### BEDROOM

8' 3" x 6' 5" (2.51m x 1.96m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, coved ceiling.

#### DOUBLE BEDROOM

9' 6" x 6' 8" (2.9m x 2.03m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, coved ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower, and glazed shower screen, aqua board splash backs, shaver point, extractor fan, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, coved ceiling.

#### DOUBLE BEDROOM

9' 1" x 9' 6" (2.77m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, coved ceiling.

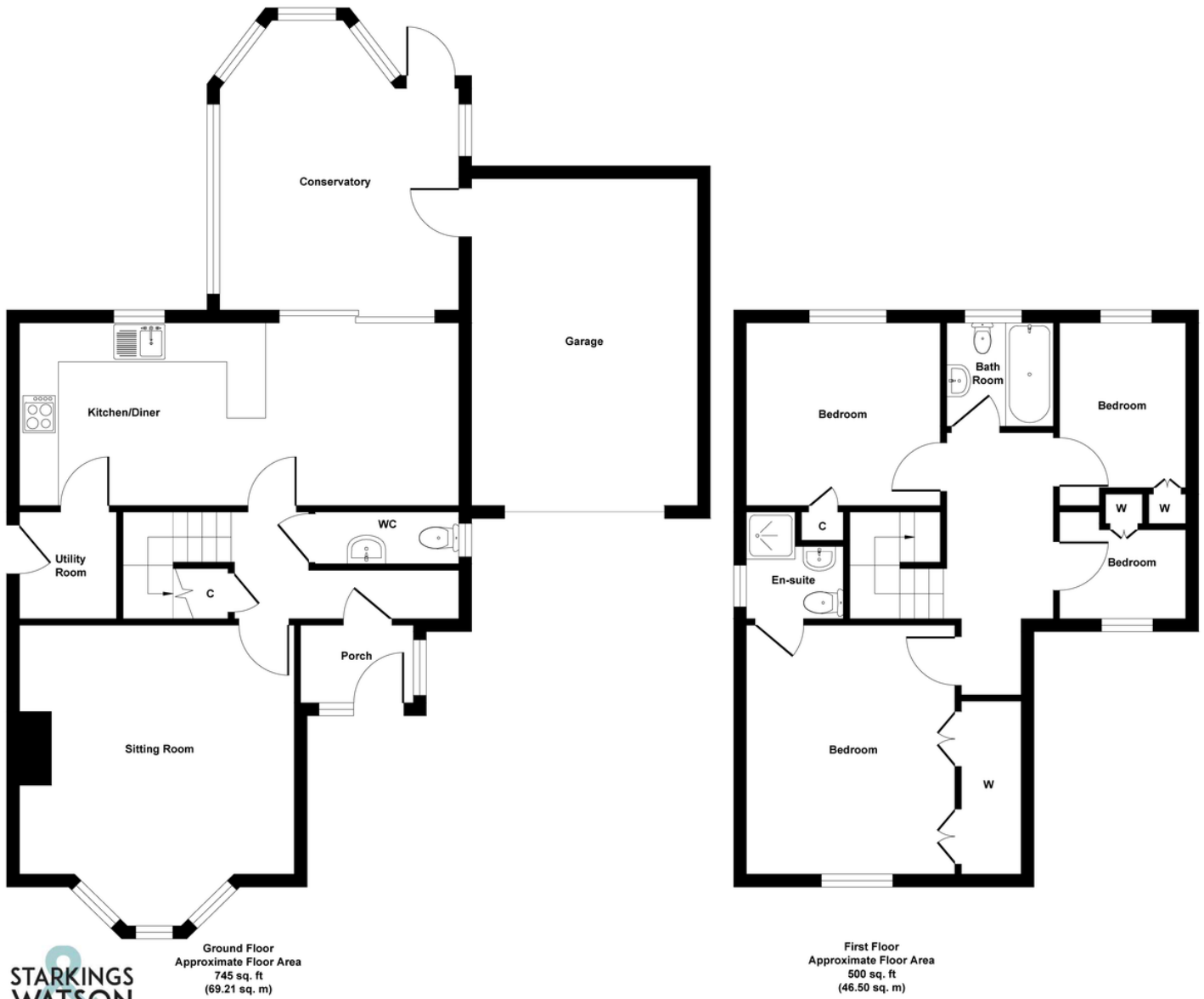
#### OUTSIDE

The rear garden is a generous size offering a blank canvas to be further landscaped. There are generous lawns and a paved patio as well as a large timber built summer house/storage room. The garden is fully enclosed with fencing and red brick walling with gated side address leading to the front garden.

#### GARAGE

17' 3" x 8' 7" (5.26m x 2.62m) Roller door to front, storage above, power and lighting, space for various white goods.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements