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ALBURGH  
SILVIA JONILIE 1937-1977

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STATION ROAD

*Station Road,*  
Alburgh, Nr Harleston.

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MCINTYRE  
ESTATE AGENTS







Set in the beautiful Waveney Valley in the village of Alburgh is where you will find this lovely 1950s built bungalow with far reaching views to the front. The bungalow has a 27' sitting/dining room with a multi-fuel burning stove and four bedrooms.

Accommodation comprises briefly:

- Entrance Porch
- Utility Room
- Sitting/Dining Room
- Kitchen
- Inner Hallway
- Four Bedrooms
- Bathroom
- Shower Room
- Car Port
- Off-road Parking
- Attractive Gardens
- Countryside Views
- Rural Village Location



### The Property

As you approach the property through the front gate the drive leads to the front porch which in turn leads into the kitchen with a range of worktops with inset butler sink, matching wall cupboards including plate racks, space for freestanding fridge/freezer, sealed unit double glazed window overlooks the rear garden, the floor has been fully tiled along with the splashbacks and there is space for a small breakfast table and chairs. From the hall a door opens into a bright and airy 27' spacious sitting/dining room which benefits from a feature fireplace with inset multi-fuel burning stove on a tiled hearth. Three uPVC sealed unit double glazed windows along with matching French doors fill the room with natural light and have views over the front garden and countryside beyond. There is space for a large dining table which makes this room great for entertaining.

From the hall doors provide access to all four bedrooms. The main bedroom has fitted wardrobes and views to the front, the second bedroom again has views and space for a freestanding wardrobe and has a door to the front garden. Bedroom three is located to the rear of the bungalow and the fourth bedroom is a small single, which could be used as a small office and it has its own hot water heater and storage cupboards and a rear door. A shower room serves the bedrooms comprising low level WC, hand basin and shower cubicle, while a second bathroom has a suite comprising panelled bath with mixer tap and shower attachment, low level WC, bidet and wash basin.







## Outside

To the front a driveway accessed through a five bar gate leads to a covered carport and opens into an attractively laid out good sized front garden, mainly laid to lawn with a good selection of flowers, shrubs and mature hedging and trees. To the rear is a fully enclosed garden with a lawned garden with mature well stocked borders with a variety of flowers, shrubs and plants.

## Location

The property is located in the pretty South Norfolk village of Alburgh, conveniently positioned between the bustling market towns of Bungay and Harleston and further benefitting from the highly regarded Alburgh with Denton Primary School. Nearby 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.



### Fixtures & Fittings

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

### Services

Oil fired central heating.  
Mains water and electricity connected.  
Private Drainage - Septic Tank  
Energy Rating: tbc

### Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP20 0BT

### Agents Note

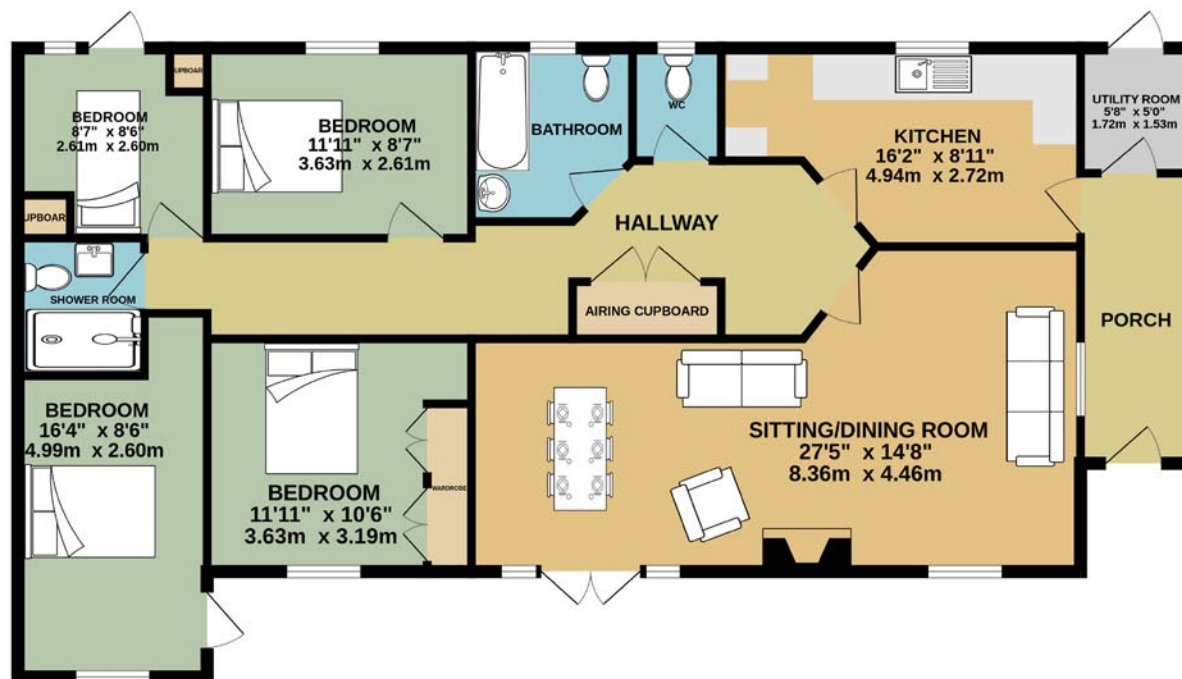
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £510,000

## GROUND FLOOR 1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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To arrange a viewing, please call 01379 882535

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