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*Swan Lane,*  
Harleston, Norfolk.

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MUSKER  
M<sup>C</sup>INTYRE  
ESTATE AGENTS





A wonderful detached family home, offering spacious and flexible accommodation including three reception rooms, garden room and four double bedrooms. The property sits on a substantial plot of just over ¼ acre (sts) with extensive parking and garage and is conveniently situated for the town centre. There is no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Garden Room
- Kitchen
- Utility Room
- Shower Room
- Study
- First Floor Landing
- Four Double Bedrooms
- Family Bathroom
- Garage
- Extensive Parking Area
- Large Garden
- Summerhouse and Brick Outbuilding
- Total Plot of 1/4 acre (sts)



### The Property

The entrance door leads into the porch with a further door into the hallway with stairs to the first floor with under stair storage cupboard and doors into the principal reception rooms. The spacious sitting room overlooks the front with a further window into the garden room and fireplace and hearth, fitted with an electric fire. Also overlooking the front is the formal dining room, with fireplace housing an electric fire, either side of which are fitted cupboards with display shelves above. The garden room leads off the hallway and has a door out and lovely views over the garden. The cloakroom has a window to the side, WC, wash basin and heated towel rail. The kitchen overlooks the rear garden and is well fitted with a matching range of wall, base and drawer units as well as a pantry cupboard and work tops with inset ceramic 1½ bowl sink unit. There is a 'Rangemaster' cooker with gas hob and extractor over and integrated dishwasher. The utility room leads off from the kitchen with door out to the rear garden, space and plumbing for washing machine and tumble dryer, work surface with inset stainless steel sink and floor and base units. A door leads into the shower room with fully tiled shower cubicle, WC, wash basin and wall mounted gas fired boiler. The study completes the ground floor accommodation and has window to the front aspect.

Stairs rise to the spacious first floor landing with window to the front, loft access hatch, airing cupboard housing the hot water tank with slatted shelving and further storage cupboard. There are four double bedrooms which share the family bathroom comprising bath with shower over and glazed screen, WC and wash basin set in a vanity unit, heated towel rail and windows to the rear and side.







## Outside

The property is approached over a shingle driveway providing parking and turning for several vehicles in front of the house and giving access to the single garage with electric up and over door as well as personal door into the rear garden, power and light connected. The rear garden is laid mainly with paving and gravel and extends along the side where it is laid to lawn. The garden is fully enclosed by timber fencing and planted with a variety of mature trees include bay, apple and a magnolia and borders stocked with established shrubs and plants. The rear garden is mainly laid with paving and gravel with a lawn at the side. There is a timber summerhouse and brick outbuilding with power and light connected, outside tap and power supply and security lighting.

## Location

The property is situated close to the centre of Harleston, a small vibrant market town, nestled in the beautiful Waveney Valley, some 20 miles inland from the Suffolk Heritage Coast. The town's history is reflected in its Georgian town houses, fine timber buildings and other landmarks such as the Italianate clock tower. Harleston boasts an impressive array of independent shops, as well as doctors surgery, dentist, bank, post office, chemist, hotels, pubs and garage. There is free parking in the centre of town where a number of food outlets and coffee shops can be found, small supermarkets, as well as a market every Wednesday selling fresh produce. There are local schools, a library and a community centre. Diss, just a 15 minute drive away boasts a direct line train to London Liverpool Street station.



### 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. All curtains and carpets, white goods and bedroom furniture are included.

### Services

Gas Fired Central Heating.  
Mains drainage, water and electricity are connected.  
Energy Rating: C

### Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP20 9AW

### Agents Note

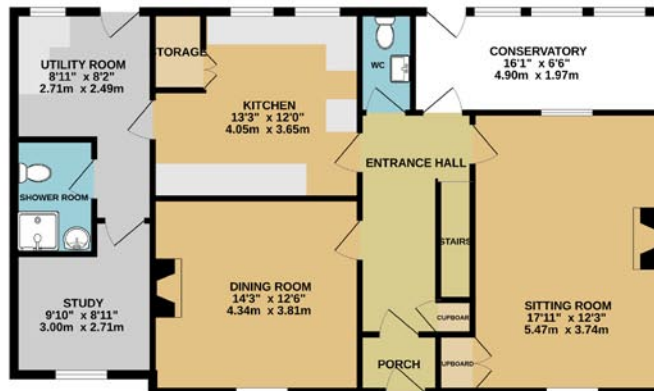
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

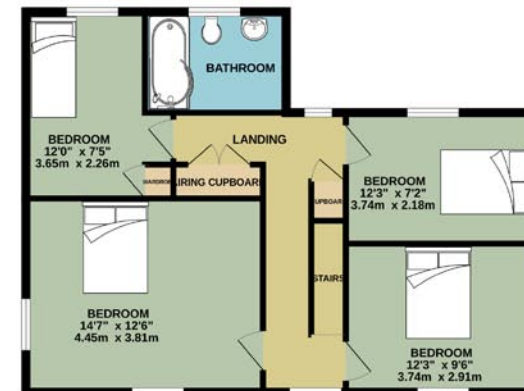
Vacant possession of the freehold will be given on completion.

Guide Price: £550,000

GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1690 sq.ft. (157.0 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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HARLESTON OFFICE  
5 London Road  
Harleston  
Norfolk  
IP20 9BH

Tel. 01379 882535  
harleston@muskermcintyre.co.uk

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.