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Exchange Street,
Harleston.

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**MUSKER
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ESTATE AGENTS



A beautifully presented, Grade II listed cottage set in the heart of the town centre. The cottage has well proportioned living accommodation including a spacious sitting room with wood burning stove, dining room, kitchen and three first floor bedrooms. Outside there is a pretty walled cottage garden and off road parking to the front. The property is being offered with no onward chain.

Accommodation comprises briefly:

- Dining room
- Sitting room with wood burner
- Fitted kitchen
- Bathroom
- First floor landing
- Three bedrooms
- Walled cottage garden
- Off-road parking for two cars
- Convenient town centre location
- No onward chain
- Fully double glazed throughout
- Potential for extension for further reception room, fourth bedroom and first floor bathroom (subject to the necessary planning permission)



The Property

The property is approached via the driveway which leads to the front entrance door which opens into a dining room with a staircase rising to the first floor, window overlooking the rear garden and original ceiling and wall beams. The sitting room offers a wealth of character and charm including an inglenook brick fireplace with free standing wood burning stove with original beam over and pavement stone hearth, dual aspect windows, ceiling and wall beams. From the dining room you can access the kitchen with a worktop with inset ceramic sink with cupboards under and recess with space and plumbing for dishwasher, matching wall cupboards, further worktop with inset four ring ceramic hob with oven/grill under, extractor and light over, wine fridge, integrated fridge, window and French doors to rear garden. The family bathroom is situated on the ground floor with a white suite comprising free standing roll top bath with mixer tap and shower attachment and fixed rain head shower head, shower curtain and rail, low level WC, pedestal wash basin and window to the front. The bathroom cupboard houses the boiler with space for a washing machine and tumble dryer.

From the dining room the staircase rises to the first floor landing and access to three bedrooms. The master bedroom has an abundance of charm and character including a brick fireplace with inset wood burning stove, fitted wardrobe and recess with space for a dressing table, exposed wood flooring, and dual aspect windows. The two further bedrooms have exposed timber flooring.



Outside

The property is approached via a driveway which provides off-road parking space and continues to the front entrance. A side gate opens into a fully enclosed, pretty walled cottage garden with a lawned area, well stocked borders planted with a variety of shrubs and plants, inset trees and shingle path as well as a useful external store.

Location

The property is situated in 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.

Services

Gas central heating and hot water.
Mains drainage, water and electricity connected
Energy Rating: Exempt due to listing

Local Authority

South Norfolk District Council
Tax Band: D
Postcode: IP20 9AB

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

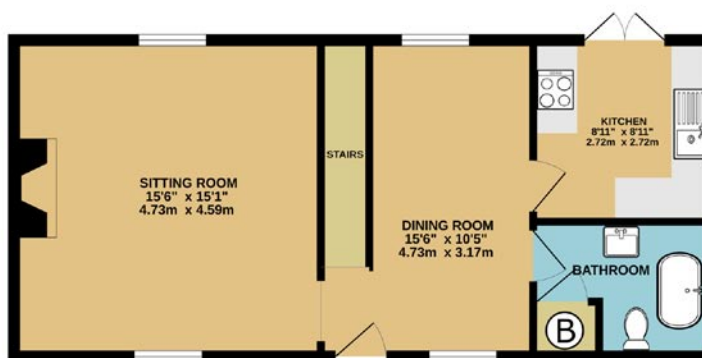
Vacant possession of the freehold will be given on completion.

Guide Price: £380,000

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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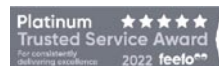
To arrange a viewing, please call 01379 882535

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www.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.



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