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The Street,
Hardwick, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Enjoying a plot of almost a fifth of an acre (STS) and set within the heart of the desirable, rural village of Hardwick, you will find this substantial detached bungalow with much to offer. Notable features include four double bedrooms, ensuite, large kitchen/breakfast room, three reception rooms, plenty of off-road parking and field views to the rear.

Accommodation comprises briefly:

- Hallway
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room/Garden Room
- Utility Room/Garage
- Spacious Main Double Bedroom
- Ensuite to Main
- Two Ground-Floor Double Bedrooms
- Bathroom
- Loft Double Bedroom
- Large Loft Area
- 0.19 Acre Plot (STS)



Property

Opening the front door you are greeted by a long winding hallway that gives access to most of the rooms of the house. To the front aspect you will find two of the double bedrooms, one benefitting from integrated wardrobes, either side of the main bathroom; equipped with bathtub, toilet, wash basin and airing cupboard. The sitting room is generously proportioned with a patio door out to the garden and a feature fireplace to one wall. Further along the hall a door opens into the spacious kitchen/breakfast room, measuring nearly 18ft long and 10ft wide. Ample worktop space and wall/floor mounted kitchen units line two of the walls, where a butler sink and large Aga style cooker can be found within. Plenty of space remains for a small dining set to the opposite corner of the room and a handy rear lobby area offers further storage. The kitchen links to a reception room that is joined open-plan to a garden room, serving as an ideal dining area and spot to enjoy views over the garden. To the end of the hall is the main bedroom suite, consisting of a close to 22ft long double bedroom with patio door to the garden, French doors to the garden room and ensuite shower room. Here you can also access stairs to the loft area along with a door to the integral garage that has been divided by a partition wall to provide a utility area/laundry room. The loft space is divided up to provide a fourth double bedroom and the remainder is left to a vast loft storage area.







Outside

The property sits centrally within a spacious plot of 0.19 acres (STS). The frontage is laid to a large expanse of gravel driveway providing masses of parking and turning space for multiple vehicles, where the left and right boundaries are marked with a combination of picket fencing and trees. A paved patio sits behind the property where it meets a large wooden workshop outbuilding with barn-style doors, and behind sits a sizable glass greenhouse. The majority of the rear garden is laid to a large, neatly kept lawn with a summerhouse to one corner. The perimeter is marked by high timber fencing and well kept hedgerows for privacy. Beyond the bottom of the garden are fields stretching for miles.

Location

The property is set in the heart of the rural village of Hardwick, three miles south east of Long Stratton. The villages of Long Stratton and Hempnall are both within 3 miles and provide day-to-day shops and services. The facilities in Long Stratton include three convenience stores, butchers, bakers, pharmacies, doctors and a further range of independent retailers. Similar facilities are available in the desirable market town of Harleston approximately six miles away. The village has a number of footpaths and bridleways, ideal for keen walkers. For schooling, primary students would fall into the catchment for Shelton and Hardwick Community School with Long Stratton High School for secondary pupils.

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 electricity and water connected. Private drainage via treatment plant.

EPC: TBC

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR15 2AB

Tenure

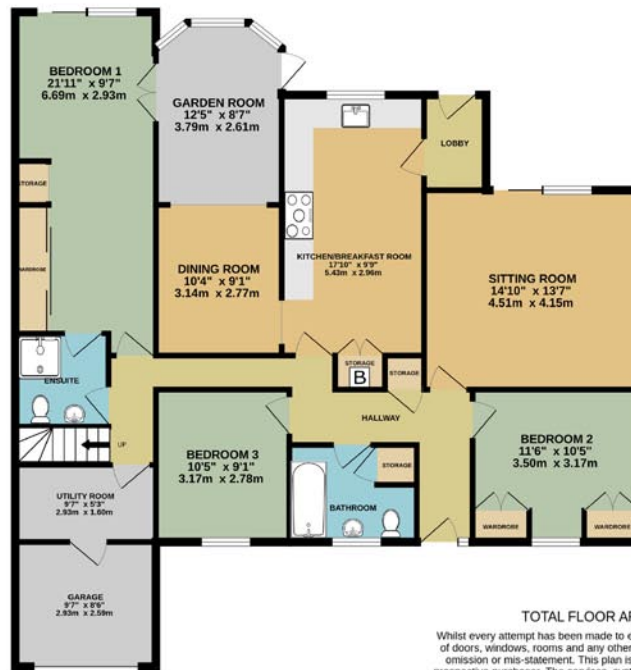
Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £400,000

GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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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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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