



Woodlands,
Harleston, South Norfolk.



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ESTATE AGENTS



A well presented detached family home situated in a sought after location, close to the centre of Harleston. The property offers spacious and flexible accommodation with three reception rooms, 3/4 double bedrooms and sits on a generous plot of just over a 1/5 acre (sts).

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Family Room
- Study/Bedroom 4
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- Off-road Parking
- Garage with electric up and over door
- Attractive and well tended gardens
- Total plot of just over 1/5 acre (sts)



The Property

Steps lead up to the entrance porch with a door opening into the spacious and welcoming hallway with tiled floor, stairs rising to the first floor accommodation with useful under stair cupboard and doors into the cloakroom and dining room. To the right hand side steps lead up to the sitting room, a wonderfully bright room with a full length window with views over the front garden and double doors opening and overlooking the rear garden with scope to adding steps or decking area. A stone fireplace creates a central focal point and currently houses an electric fire.

The kitchen is well fitted with a matching range of wall and base units, work tops with inset 1 ½ bowl stainless steel sink, integrated dishwasher and fridge and 'Rangemaster' stove (available by separate negotiation) with extractor over and a window overlooking the rear garden. The kitchen opens into the dining room with window to the front and next to the kitchen is the spacious utility room, again with a window to the rear, worktop with inset stainless sink, space and plumbing for a washing machine and tumble dryer and an 'American Style' fridge (available by separate negotiation). The family room has access to the loft space providing a useful storage area with ladder and double doors leading out to and with lovely views over the rear garden. The study/bedroom 4 completes the downstairs accommodation with window to the front aspect.

From the hallway stairs rise to the first floor landing with doors to the bedrooms, which are all doubles, and bathroom. The two larger bedrooms are both double aspect with built-in wardrobes whilst the third bedroom overlooks the rear. The bathroom has a suite comprising panelled bath with shower over and glazed screen, WC and wash basin with storage beneath. The airing cupboard houses the water softener.



Outside

A driveway provides off-road parking and leads to the garage with electric up and over door and cupboard housing the gas fired boiler. The front garden is laid to lawn with beds and borders stocked with established shrubs and trees. The attractive rear garden is fully enclosed and mainly laid to lawn with mature trees and a paved terrace which runs along the length of the house, an ideal spot for outdoor dining. Established borders are stocked with a variety of established shrubs and plants as well as a pretty wild flower area.

Location

The property is located in the highly sought after Woodlands, convenient for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, 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 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 in 100 minutes.



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 fired central heating and hot water.
Mains drainage, water and electricity connected
Energy Rating: D

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: IP21 4DQ

Agents Note

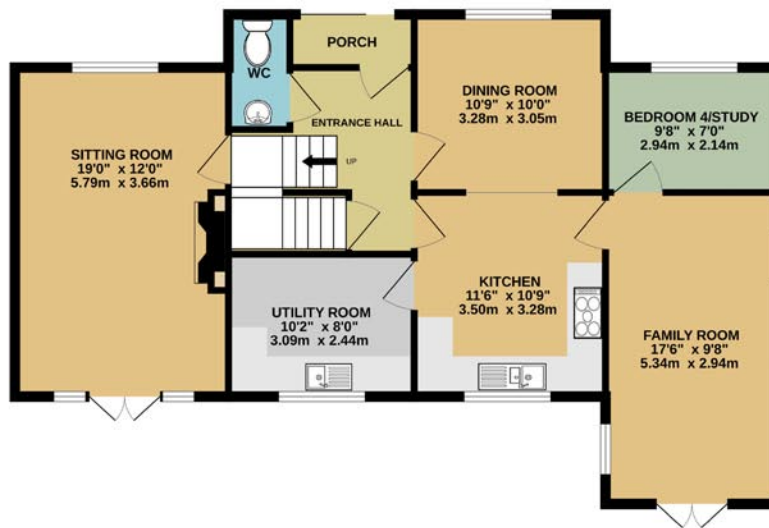
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

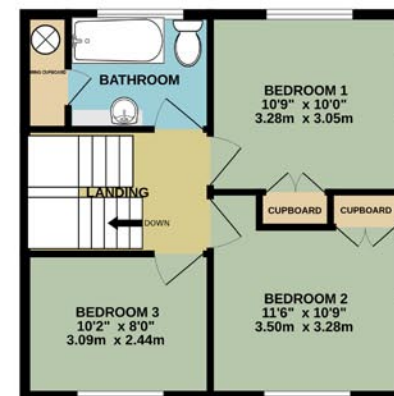
Vacant possession of the freehold will be given on completion.

Guide Price: £475,000

GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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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.