



Hardwick Road,
Starston, Nr Harleston, Norfolk.



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ESTATE AGENTS



Situated in an enviable rural location with far reaching countryside views to the front, this beautifully presented semi-detached cottage has been extended and modernised over the years to an extremely high standard and now provides spacious and flexible accommodation including three first floor bedrooms and a wonderful sitting/garden room with beautiful views across the garden to a natural pond. The property sits in a plot of approximately 0.55 acres (sts).

Accommodation comprises briefly:

- Entrance Porch
- Sitting/Garden Room
- Inner hallway
- Snug
- Kitchen/Dining Room
- Rear Lobby/Utility Room
- Cloakroom
- Spacious First Floor Landing
- Master Bedroom with En-suite Bathroom
- Two Further Bedrooms
- Shower Room

Outside

- Detached Garage
- Ample Car Parking for several vehicles
- Wood Store
- Attractive Mature Gardens
- Summerhouse
- Natural Pond
- Total Plot of approximately 0.55 acres (sts)



The Property

A stable door leads into the porch with windows to either side and a further glazed door into the wonderfully bright and spacious sitting/garden room, with countryside views to the front. The garden room has a tiled floor and open brickwork walls with double aspect full length windows offering lovely views over the garden. The inner hallway has stairs to the first floor and a spacious storage cupboard housing the hot water tank. The cosy snug also overlooks the front with a brick fireplace housing the wood burning stove. The kitchen/dining room is well fitted with a traditional range of matching wall, base and drawer units, granite worktops with double Butler sink, integrated dishwasher and Rangemaster stove with gas hob (propane gas) and electric oven. The dining area has a window to the rear and double doors leading out to the rear garden. To the rear of the cottage is a lobby/utility with storage cupboard and further cupboard housing the washing machine and tumble dryer, a door leads into the cloakroom with WC and wash basin.

Stairs rise to the spacious first floor landing. At the far end you will find the master bedroom, double aspect with stunning far reaching countryside views to the front and a garden view to the side and opening into the en-suite bathroom. There are two further bedrooms, the larger of the two again has beautiful countryside views, built-in wardrobe cupboard and access to the loft space. The third bedroom overlooks the rear. The shower room completes the accommodation and comprises a walk-in shower, WC and wash basin.



Outside

A timber gate opens onto the driveway which provides ample off-road parking and turning area and leads to the detached garage/workshop with light and power connected and behind which is a log store and oil storage tank. The gardens are fully enclosed with mixed hedging and laid to lawn with a number of mature trees including horse chestnut, maple and birch and a pretty rose bed. A paved patio is accessed from the dining room. The natural pond makes a stunning feature with a timber jetty providing a wonderful seating area to sit and enjoy the garden and in the far corner is a summerhouse which again provides lovely views over the pond.

Location

The property is located in a rural location on the edge of the desirable village of Starston, close to the bustling market town of Harleston. Starston is located within a conservation area and is highly regarded with a beck which meanders through the village, passing the village-owned meadow and Jubilee Hall. 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 chapel and plenty of character around every corner you turn. It 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.



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 radiator central heating.
Mains water and electricity are connected.
Private drainage – water treatment plant
Energy Rating: TBC

Local Authority

South Norfolk District Council
Tax Band: B
Postcode: IP20 9PH

Agents Note

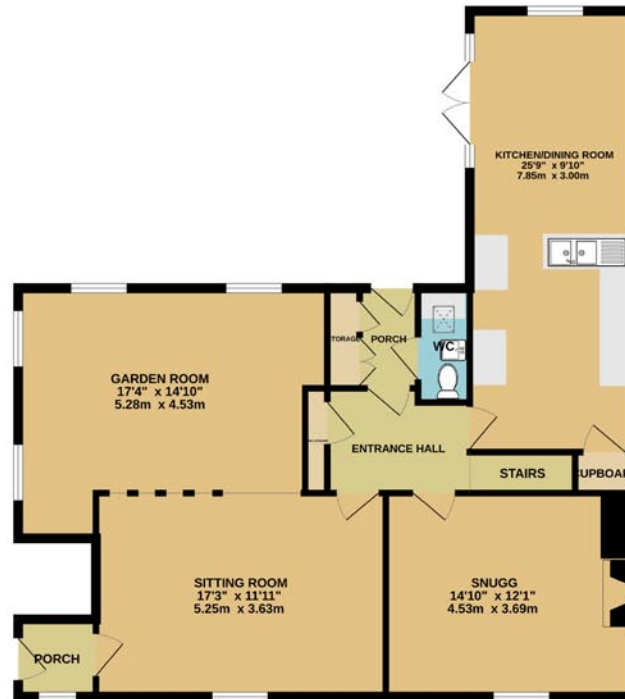
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £525,000

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bungay 01986 88816
Diss 01379 644822
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To arrange a viewing, please call 01379 882535

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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