



*The Street, Alburgh,
Nr Harleston, Norfolk.*



**MUSKER
McINTYRE**
ESTATE AGENTS

A period semi-detached cottage which has been extended over the years and now provides spacious and flexible accommodation including two large reception rooms, master bedroom with en-suite and balcony and two further double bedrooms. There is extensive parking and a good sized rear garden with beautiful countryside views. The property is offered with no onward chain.

Accommodation comprises briefly:

- Spacious Reception Hall
 - Two Large Reception Rooms
 - Cloakroom
 - Kitchen/Dining Room
 - First Floor Landing
 - Master Bedroom with En-suite and Balcony
 - Two Further Double Bedrooms
 - Family Bathroom
- Outside
- Ample Car Parking for several vehicles
 - Lawned Front Garden
 - Large Enclosed Rear Garden
 - Workshop and Greenhouse
 - Beautiful Countryside Views



The Property

Double doors open into the reception hall at the rear of the property with feature brick wall and two storage cupboards with one housing the washing machine. There are two large reception rooms overlooking the front aspect, one with a brick fireplace housing a wood burning stove, a range of built-in cupboards and shelving and door opening to the staircase leading to the first floor. At the far end of the hall is a cloakroom with further door into another spacious storage cupboard.

The kitchen/dining room is well fitted with a range of matching wall, base and drawer units, double electric Neff oven, work tops, stainless steel sink unit and ceramic hob with extractor over, dishwasher, space for fridge/freezer and a central island unit. There are windows to the rear and side and double doors opening into the rear garden.

Stairs rise to the first floor landing with doors to all bedrooms and the bathroom. The master bedroom is double aspect with bi-fold shutters and double doors opening onto a balcony which offers stunning views over the rear garden and fields beyond. The en-suite comprises a fully tiled shower cubicle, wash basin, WC, heated towel rail and window to the rear. There are two further double bedrooms and a family bathroom with contemporary suite comprising bath with shower attachment, wash basin, WC, heated towel rail and linen cupboard.







Outside

A driveway leads to the front of the property and provides parking as well as a further shingled parking area to the side. The front garden is enclosed by fencing, is laid to lawn and planted with trees and shrubs. Timber gates at the side provide access to the large rear garden which is fully enclosed with beautiful far-reaching views across farmland. The garden is laid to lawn and planted with a variety of trees and shrubs with a paved seating area accessed from the kitchen. There is a timber workshop and greenhouse included in the sale.

Location

The property is located in the pretty South Norfolk village of Alburgh, conveniently positioned between the bustling market towns of Bungay and Harleston and further benefitting from the highly regarded Alburgh with Denton Primary School. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, nearby Harleston is 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, delicatessen 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

Electric Heating
Mains drainage, water and electricity are connected.
Energy Rating: E

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: IP20 0DF
What3Words: speak.whirlpool.wash

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

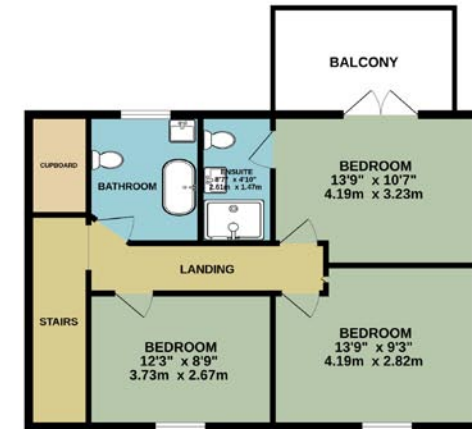
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £425,000

GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1684 sq.ft. (156.5 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.