



Cranes Meadow,
Harleston, Norfolk



**MUSKER
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ESTATE AGENTS

Offered to the market with no onward chain, this spacious detached bungalow is situated in a 'tucked away' position in this popular residential area. Accommodation includes three bedrooms and a conservatory and the bungalow benefits from ample car parking, single attached garage and fully enclosed low maintenance garden.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room/Dining Room
- Conservatory
- Kitchen
- Side Porch
- Three Bedrooms
- Shower Room
- Ample Car Parking
- Garage
- Low Maintenance Garden

Cranes Meadow, Harleston



The Property

The entrance door leads into hallway with loft access hatch, airing cupboard housing the hot water tank and door to the cloakroom with window to the side, WC and wash basin. The spacious sitting/dining room is situated to the rear of the bungalow and has sliding patio doors leading into the conservatory with tiled floor and doors leading out to the garden. The kitchen is well fitted with a matching range of base, wall and drawer units, serving hatch through to the dining room, built-in oven with gas hob and extractor over, work surfaces with inset stainless steel sink and drainer, wall mounted gas fired boiler and door leading out to the porch. Two double bedrooms overlook the front aspect with a further single bedroom with window to the side. The shower room completes the accommodation and is fully tiled with suite comprising a shower cubicle, pedestal wash basin and WC and window to the side aspect.

Outside

The property sits on a generous plot with a driveway providing parking and leads to the attached single garage with electric roller door. The front garden is shingled with shrub borders. The attractive rear garden is again low maintenance and laid to shingle and paving. The garden is fully enclosed with attractive flower and shrub borders and a timber garden shed.



Location

The property is located close to 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, 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 in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains 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 radiator central heating and hot water. Mains drainage, electricity and water are connected. EPC Rating: D

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9BY

What3Words: horseshoe.abundance.tribe

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: £270,000

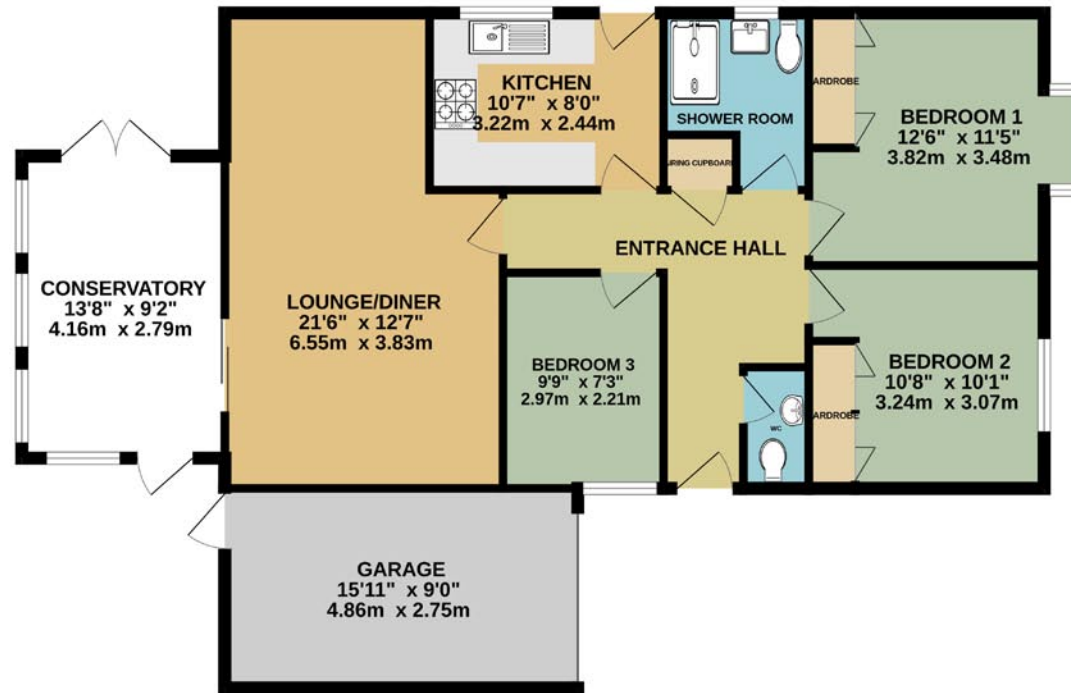
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed 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.

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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. Made with Metropix ©2023

To arrange a viewing, please call 01379 882535

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