



Shotford Road,
Harleston, Norfolk.



**MUSKER
McINTYRE**
ESTATE AGENTS



Situated in a sought-after location and occupying a generous plot of 0.25 acres (sts), this spacious and well appointed detached family home comprises two reception rooms plus conservatory, kitchen/breakfast room, master bedroom with en-suite plus three further double bedrooms, attractive gardens, integral double garage and ample driveway parking. The property is offered with no onward chain.

Accommodation comprises briefly:

- Spacious entrance hall
- Cloakroom
- Kitchen/breakfast room
- Utility room
- Dining room
- Sitting room
- Conservatory

First Floor Landing with Balcony

- Master bedroom with en-suite shower room
- Three further double bedrooms
- Family Shower Room
- Driveway parking
- Integral double garage with up and over door
- Attractive gardens to front, rear and side
- Garden shed and greenhouse



The Property

A part glazed door to front leads into the entrance porch with space for hanging coats and glazed door leading into a beautifully light and spacious entrance hallway with full height window to front and cloakroom to the left hand side. An elegant sitting room benefits from a dual aspect to front and rear with French doors leading out to the patio and an attractive fire surround housing a gas fire creates a central focal point to the room. From here, a glazed door leads through into the conservatory accessing both garden and integral garage. A spacious dining room enjoys access from hallway, kitchen and sitting room as well as views over the garden and offers ample space for dining furniture. The kitchen, accessed from both the dining room and the hallway overlooks the rear garden, with tiled floor and is well fitted with an excellent range of cream wall, base and drawer units with ample worktop space, inset sink and drainer, tiled splashbacks and cupboard housing the gas fired boiler. There is an integrated fridge/freezer and space for dishwasher as well as a Neff induction hob with extractor hood over and eye level Neff double oven with warming drawer. A door accesses the covered side return which in turn offers good storage space. With window to front the utility room has a ceramic butler sink and plumbing for a washing machine and tumble dryer.

An open stairway leads up to a spacious landing with French doors opening to reveal a small balcony to the front, a cupboard housing hot water tank and access hatch to loft space. The master bedroom enjoys lovely views over the garden and has excellent built-in wardrobes as well as a fully tiled en-suite shower room. Three double bedrooms share the family shower room comprising large walk-in shower, wash basin set in vanity unit and close coupled WC.



Outside

This property sits nicely set back from Shotford Road with a lawned front garden and a driveway, providing ample car parking, leads up to the integral double garage. The garage is power and light connected and accesses the property via the conservatory. Lawned areas extend to the side of the property with the more formal fully enclosed garden to the rear. A patio area offers ideal outside entertaining space, with a gravelled area to the side which extends around an ornamental pond. The remainder of the garden is laid to lawn with fully stocked borders and a further area of garden at the rear which would make an ideal vegetable plot. The greenhouse and timber garden shed are included in the sale.

Location

The property is conveniently located on Shotford Road within walking distance of the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley, 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 good provision for primary and secondary schooling, leisure facilities including a sports hall with well equipped gym and also 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, a regular bus service to Norwich and Diss 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

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

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: IP20 9JN

Agents Note

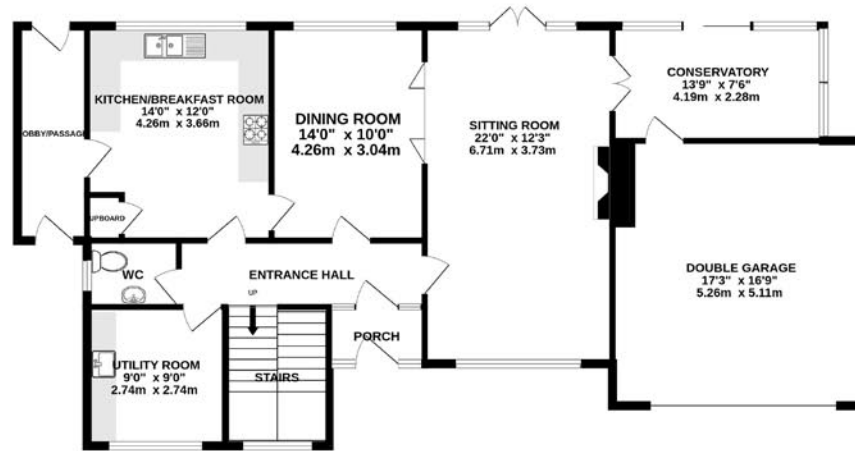
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

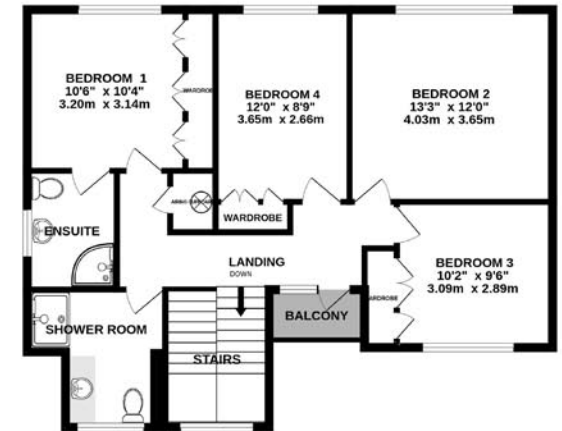
Vacant possession of the freehold will be given on completion.

Guide Price: £475,000

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 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.



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