



5 CRANES MEADOW  
HARLESTON, NORFOLK IP20 9BY



Superbly upgraded family home which overlooks the green, benefitting from a 2-storey extension, and a further single-storey extension

**The property has been completed to an exceptionally high standard and offers commodious living space on the ground floor, which has been thoughtfully created. The property consists of entrance hall leading to dining room, kitchen, sitting room with wood burning stove, garden room with pitched roof, and WC. The first floor equally benefits from the 2-storey extension, offering you 3 bedrooms, with 2 of those extending to approximately 5m in length. Furthermore, the first floor includes an en-suite to master, and family bathroom.**

**The south-facing garden is divided between decking, artificial lawn, and various flower beds. There is also a single garage and driveway.**

#### LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and

lots of local clubs, organisations and activities.

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

#### SERVICES

Gas fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band C



3



2



2



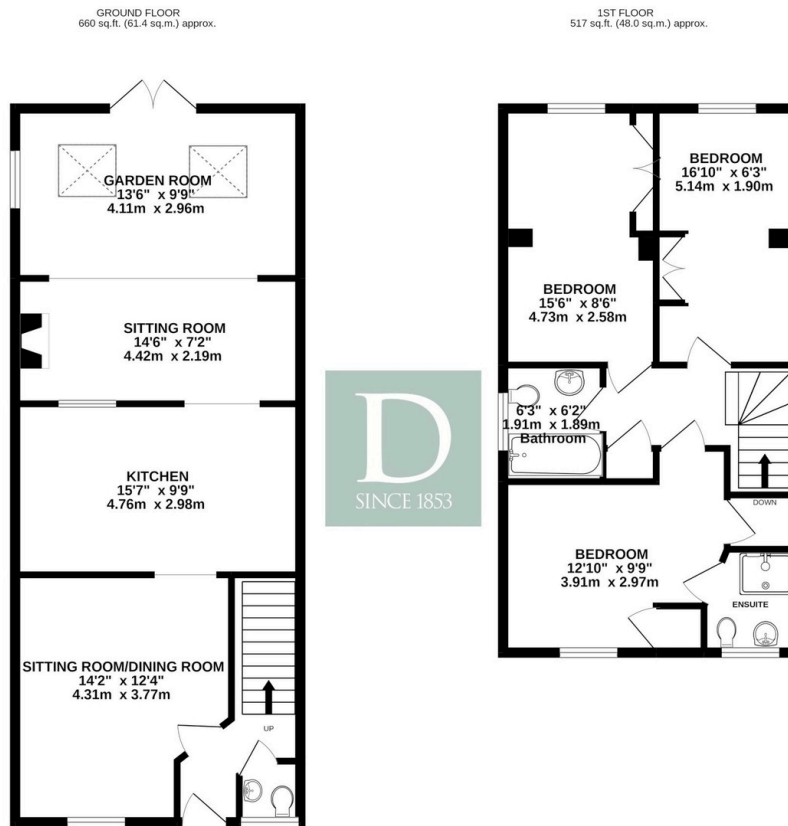
9 miles



EPC



## FLOOR PLAN



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : **harleston@durrants.com**