



29 CRANES MEADOW  
HARLESTON, NORFOLK, IP20 9BY





A modern detached house family house on a sought-after residential development within Harleston. Owned by the current vendors from new

The property is an attractive modern detached family house owned by the current vendors from new and very well-maintained. The accommodation is well-arranged and of particular note is the excellent conservatory to the rear.

The front door opens to the reception hall with stairs to the first floor, doors to the principal reception rooms and a separate cloakroom. The sitting room is to the front with box bay window. The dining room leads to the conservatory and the kitchen. The kitchen is fitted in a traditional range of farmhouse style wall and base units with a range of integrated appliances. There is a separate utility room with boiler and door to outside.

On the first floor the principal bedroom has an ensuite shower room and there is a further double bedroom and two single bedrooms plus a family bathroom.

Externally there is a driveway to the side leading to a detached garage. The garden is enclosed and laid principally to lawn with a terrace to

one corner. There is access to the other side of the property.

#### 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.

#### SERVICES

Gas 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 D

#### VIEWING

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



4



2



2



9 miles



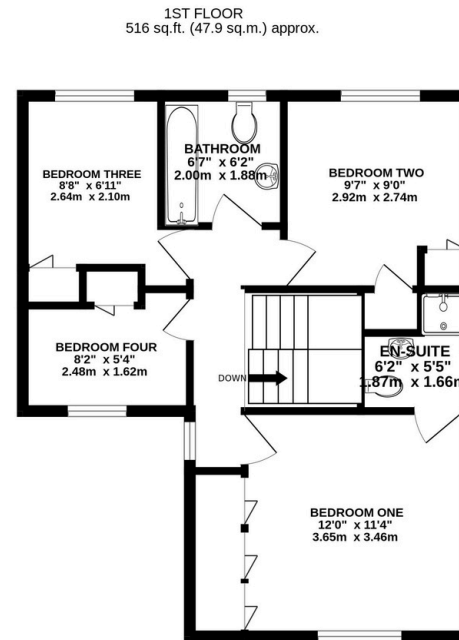
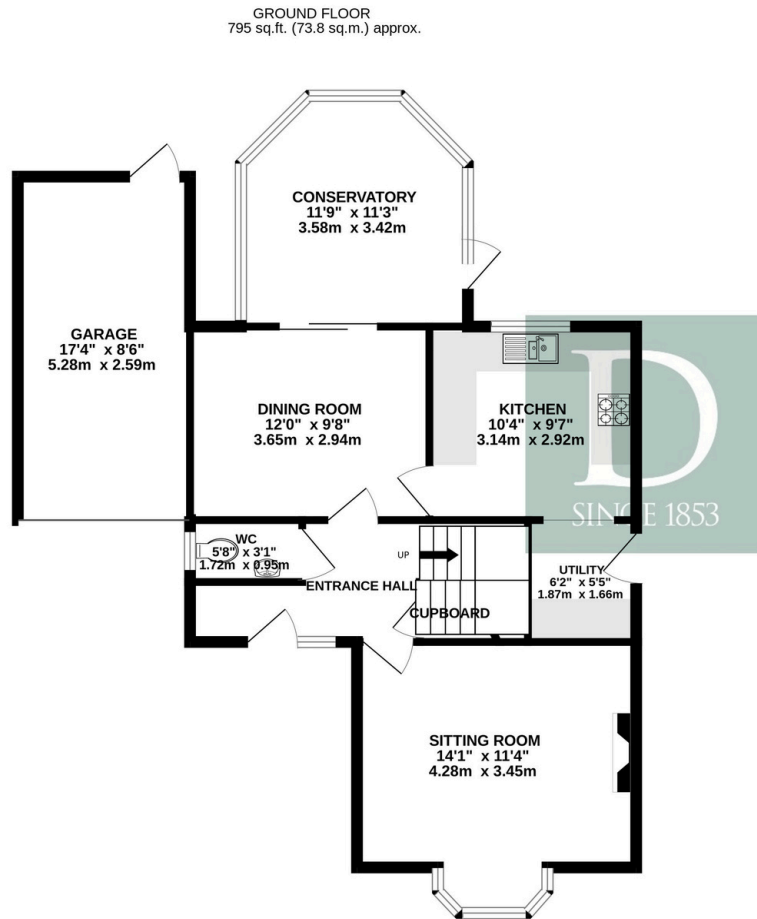
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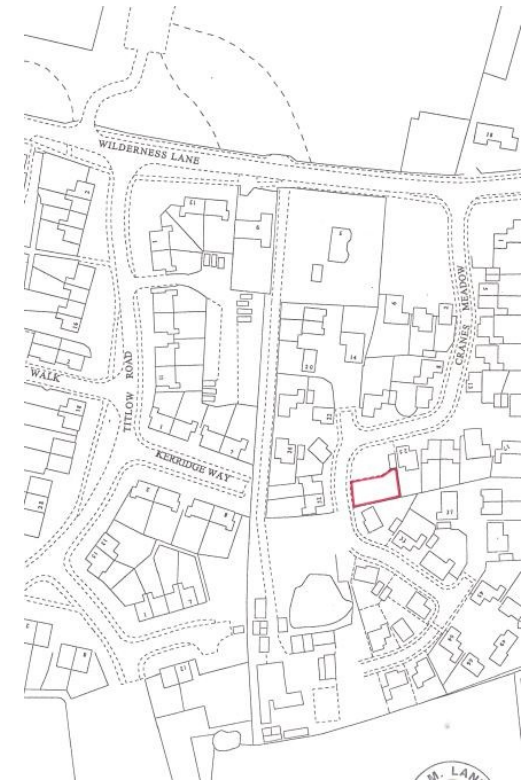
## FLOOR PLAN



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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.  
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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

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