

Millers Green,
Harleston, Norfolk

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A superb opportunity to purchase this immaculately presented, modern family home, situated just footsteps from the town centre, whilst enjoying a discreet and peaceful location. The property has undergone a full refurbishment by the current owners including a new heating system, windows and stunning kitchen.

Millers Green, Harleston

Accommodation comprises briefly:

- Entrance hall
- Cloakroom
- Sitting room
- Kitchen/dining room
- Master bedroom
- Two further bedrooms
- Family bathroom
- Driveway parking
- Single attached garage
- Enclosed rear garden
- Town centre location
- Superbly presented



The Property

Entering the property through the front door we are welcomed by the entrance hall with stairs rising to the first floor. A door opens to the sitting room and door to cloakroom which comprises a modern WC and wash basin. The sitting room has a large window to front aspect which fills the room with natural light, whilst a sizeable under stairs cupboard provides superb storage. From the sitting room we flow through into the kitchen/dining room. This superb space provides the perfect spot for sociable family living and entertaining alike. Light flows in through the French doors which open from the dining area and the window from the kitchen area, both of which look onto the patio and garden beyond. The kitchen itself has been recently refitted to a superb standard and now boasts a range of modern wall and base units set against contrasting quartz worksurfaces. An inset ceramic 'butler style' sink, fitted oven, hob, dishwasher and fridge freezer complete the kitchen fittings. Back in the hall stairs rise to the landing with window to side, access hatch to loft space and another generous storage cupboard. The master bedroom overlooks the front aspect and offers ample space for bedroom furniture, whilst adjacent we find the single bedroom which currently serves our vendors as a dressing room. At the rear a second double bedroom enjoys a view of the rear garden and the roof top view back towards the town. Completing the accommodation the family bathroom comprises a contemporary style bath with shower over, matching wall mounted washbasin, close coupled WC and chrome heated towel rail.

Outside

The rear garden is south facing enjoying the sun throughout the day. Fully enclosed with panel fencing the space offers a good degree of privacy. Laid in part to lawn, there is an attractive patio area which leads from the kitchen, ideal when summer entertaining. The patio leads to the side of the property where we find a door into the garage. At the front a driveway provides ample off-road parking and leads in turn to a single garage with up and over door, power and light connected.



Location

The property is conveniently situated just a 10 minute walk from 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 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

Gas central heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: C

Local Authority:

South Norfolk District Council
Council Tax Band: C
Postal Code: IP20 9EQ

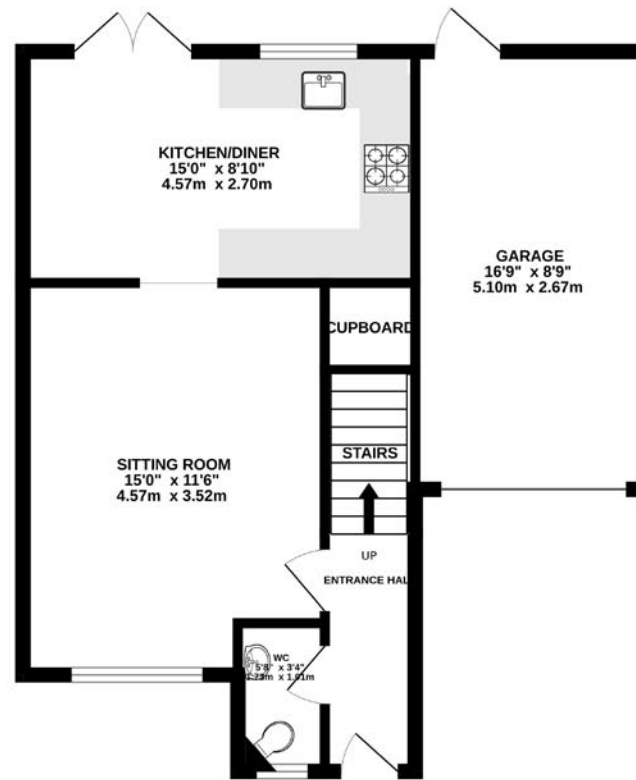
Tenure

Vacant possession of the freehold will be given upon completion.

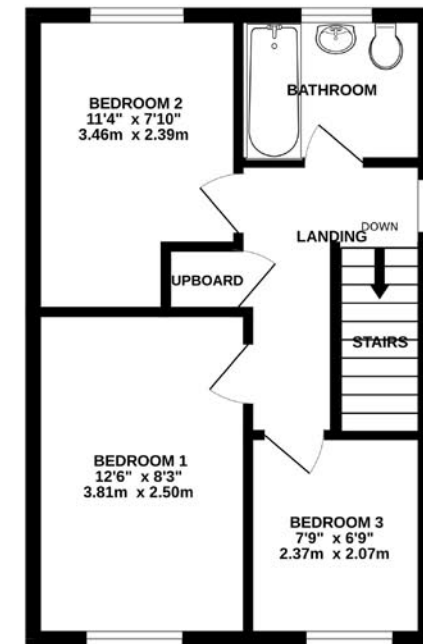
Agents' Note

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.

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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Guide Price: £275,000

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.