



*Tudor Rose Way,*  
Harleston, Norfolk



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ESTATE AGENTS



Tucked away off Tudor Rose Way is this beautifully presented coach house. Offering light and spacious accommodation with an open plan kitchen/living/dining area and master bedroom with en-suite shower the property also benefits from a single garage and attractive enclosed garden to the rear.

#### Accommodation comprises briefly:

- Private Entrance Lobby
- First Floor Landing
- Open plan kitchen and sitting/dining room
- Master Bedroom with En-suite Shower Room
- Second Bedroom
- Bathroom

#### Outside

- Single Garage and Parking
- Attractive Enclosed Garden
- Convenient for the town centre

#### The Property

The front door opens in a small entrance lobby with stairs leading up to the spacious first floor landing with useful built-in storage cupboard and which is full of natural light from the Velux window above. To the left hand side is the open plan living area, again a wonderfully bright room with a Velux window and further window overlooking the front aspect. The sitting/dining room has ample space for a table and chairs and the kitchen area is well fitted with a matching range of wall, base and drawer units, space for appliances, cupboard housing the wall mounted gas fired 'combi' boiler, work tops with inset stainless steel sink unit and built-in electric oven with gas hob and extractor over. The master bedroom is at the far end of the landing with window overlooking the front, double built-in wardrobe and door to the en-suite comprising a fully tiled shower cubicle, WC and wash basin set in a vanity unit. The second bedroom also overlooks the front and has a built-in wardrobe and access to the loft space with ladder. The bathroom completes the accommodation with window to the front aspect and suite comprising panelled bath with hand held shower, WC and pedestal wash hand basin.

#### Outside

An overhang between numbers 9 & 15 leads through to the parking area and garage with up and over door, door to the rear leading out to the garden and power and light connected. The front entrance door is to the right hand side. The rear garden which also can be accessed through a side gate to the left of the garages and is fully enclosed with pretty raised borders stocked with variety of flowers and plants.

## *Tudor Rose Way, Harleston*





## Location

The property is conveniently situated for 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 fired central heating and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: C

## Local Authority:

South Norfolk District Council  
Council Tax Band: B  
Postal Code: IP20 9QH

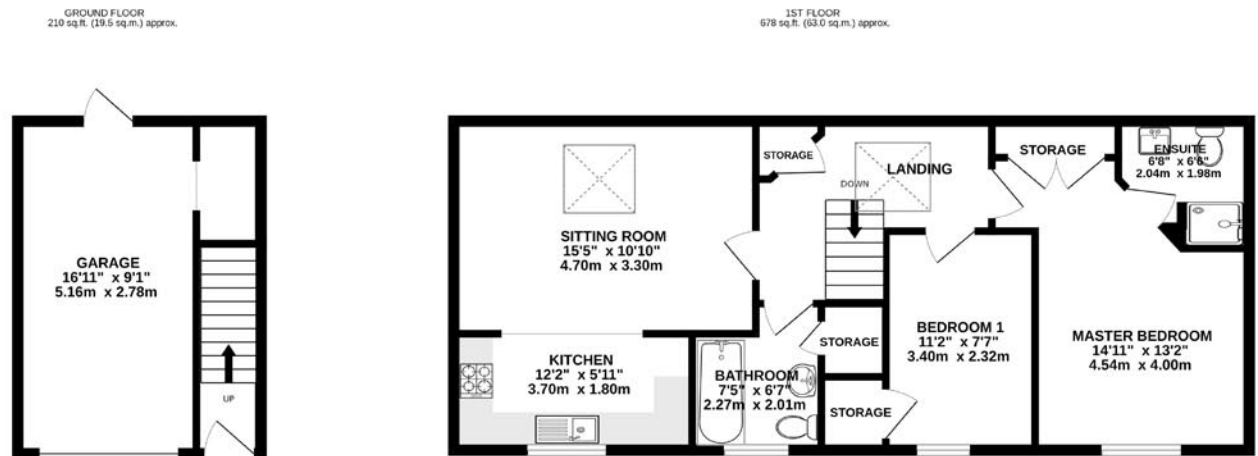
## Tenure

Leasehold with approximately 110 years remaining on a 125 year lease which commenced in March 2010.  
Service Charge currently £752 per annum.  
Ground Rent currently £125 per annum.

## 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: £210,000**



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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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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