



Scarlett Barn,
The Street, Alburgh.



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ESTATE AGENTS



Situated in a peaceful location on the edge of the desirable village of Alburgh, this beautifully presented barn conversion has been updated by the current owners to an extremely high standard and offers light and spacious accommodation on one floor. The property is full of character and sits in attractive gardens and grounds extending to an acre (sts) with plenty of parking and a double garage.

Accommodation comprises briefly:-

- Dining Room
- Kitchen
- Sitting Room
- Inner Hallway
- Shower Room
- Master Bedroom Suite with en-suite shower room and dressing room
- Two Further Bedrooms

Outside

- Gardens and Grounds extending to 1 acre (sts)
- Sun Terrace
- Ample Off-Road Parking
- Double Garage
- Peaceful Rural Village Location



The Property

The entrance door opens into the dining room where it is immediately apparent the quality and standard of the accommodation on offer. Limestone tiled flooring which continues through to the kitchen and is separated from the dining room by open solid oak timbers. The kitchen really does have the 'wow' factor and is fitted with a range of stylish navy blue wall, base and drawer units with Quartz work surfaces and matching central island, Rangemaster cooker with gas hob (bottled gas) and extractor over and double doors opening out to the sun terrace.

The sitting room is a wonderfully bright and airy room offering fabulous views across the garden through the double doors which lead out onto the paved patio and a further door leading out to the sun terrace. At the far end of the property through the inner hallway you will find the spacious master bedroom suite complete with dressing room and en-suite shower room. Again with stunning views over the garden through double opening doors, the room has a fitted range of wardrobe cupboards. The well appointed and contemporary en-suite comprises a corner shower, WC, wash basin with storage under and a heated towel rail. There are two further bedrooms, the larger of the two has a door leading out to the sun terrace. The main shower room is again fitted to a high standard with a walk-in shower, WC with concealed fittings, wash basin with storage below and a heated towel rail.







Gardens and Grounds

The property is approached down a long gravel driveway which the property next door also has access down. The driveway opens onto a parking area and garage with twin double doors and has power and light connected and storage in the roof space. Double gates open to a further shingled area which could be used as additional parking and into the main part of the garden. The paved patio is covered with a pergola and a perfect space to sit and enjoy the view over the garden. The attractive gardens surround the property and are fully enclosed, mainly laid to lawn and planted with a variety of mature trees. There is a covered open storage area, summerhouse and timber garden shed. The gardens offer a high degree of privacy and seclusion and extend in total to one acre (sts).

Location

The property is located on the edge of the pretty South Norfolk village of Alburgh, conveniently positioned between the bustling market towns of Bungay and Harleston and further benefitting from the highly regarded Alburgh with Denton Primary School. Harleston and Bungay both offer a good range of amenities and schooling for all ages and town of Diss, just a 20 minute drive away, boasts a direct train line to London Liverpool Street. The cathedral city of Norwich is approximately 19 miles away with Southwold on the coast approximately 21 miles away to the East.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating
Mains water and electricity are connected
Private Drainage – water treatment plant
EPC: E

Local Authority

South Norfolk District Council
Tax Band: D
Postcode: IP20 0DP

Agents Note

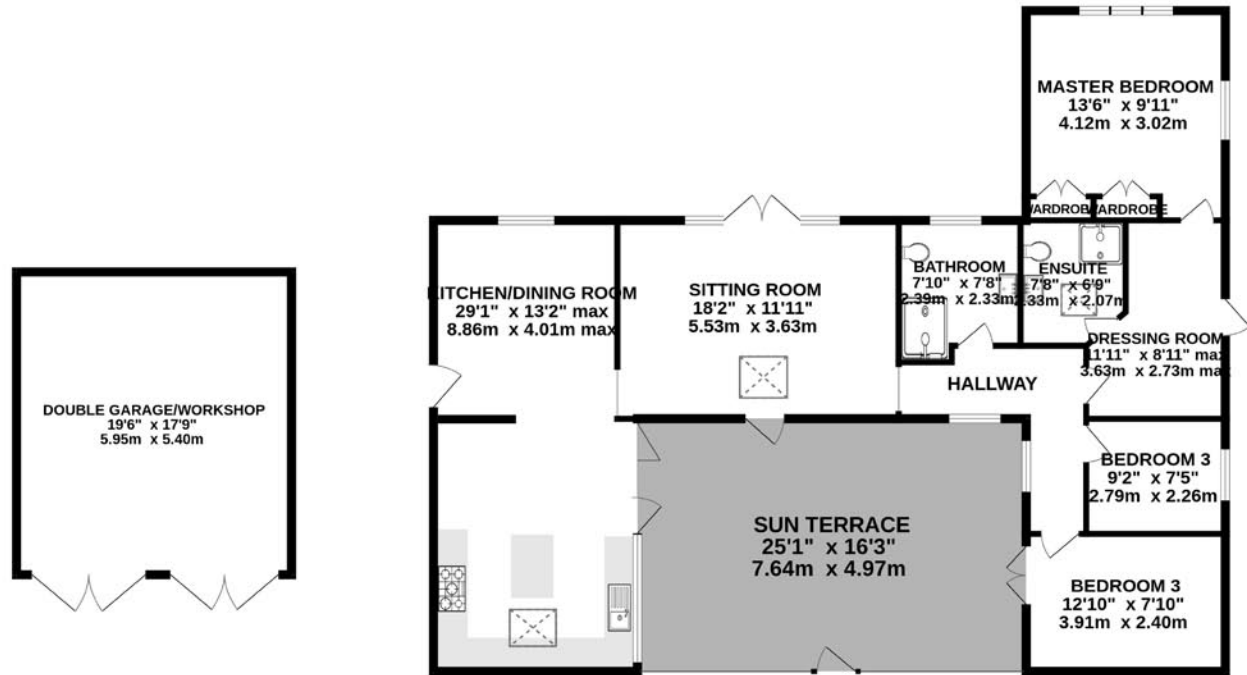
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £750,000

GROUND FLOOR 1591 sq.ft. (147.8 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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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