



Cranes Meadow,
Harleston, Norfolk



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ESTATE AGENTS

A modern semi-detached family home, situated in this popular residential area in Harleston and convenient for the town centre. Accommodation includes a spacious sitting room, kitchen/dining room, conservatory and three bedrooms with an en-suite to the master bedroom. The property benefits from a single attached garage with a driveway parking space and enclosed rear garden.

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Accommodation comprises briefly:

- Entrance Hall
- Downstairs Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Family Bathroom

Outside

- Attached Single Garage
- Driveway Parking
- Enclosed Rear Garden
- Popular Cul-de-Sac Location



The Property

The front door opens into the hallway with stairs rising to the first floor accommodation and a door to the cloakroom comprising WC and wash basin. The sitting room is bright and spacious, overlooking the front aspect with double doors opening into the kitchen/dining room. Well fitted with a range of matching wall, base and drawer units there is ample space for a table and chairs. There is space and plumbing for a washing machine and dishwasher and plenty of work top space with built-in oven and gas hob with extractor over and useful under stair storage cupboard. Sliding patio doors lead into the conservatory which in turn has sliding doors leading out into the garden.

Stairs rise from the hallway to the first floor landing with loft access hatch and airing cupboard housing the hot water tank. The master bedroom overlooks the front aspect and has a built-in cupboard with hanging rail and shelving and door into the en-suite comprising a fully tiled shower cubicle, WC and pedestal wash basin. There are two further bedrooms overlooking the rear, both of which have built-in storage. The bathroom completes the accommodation and comprises a panelled bath with shower over, wash basin and WC.

Outside

The front garden is laid to shingle with a driveway leading to the attached single garage with up and over door, power and light connected and a personal door leading out to the rear. A side gate provides access into the rear garden which is fully enclosed and mainly laid to lawn with a paved patio.



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 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 9BY

Tenure

Vacant possession of the freehold will be given upon completion.

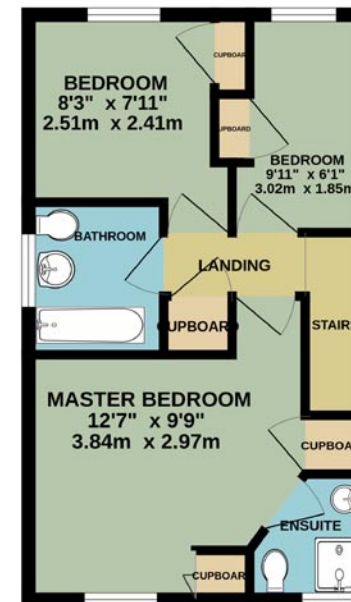
Agents' Note

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
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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.

Guide Price: £269,500

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



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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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