



Cranes Meadow,
Harleston, Norfolk.



**MUSKER
McINTYRE**
ESTATE AGENTS



Situated in this popular residential, close to amenities, this beautifully presented detached family home has been updated by the current owners and offers well appointed and spacious accommodation. Featuring a sitting room with freestanding wood burning stove, kitchen/dining room with separate utility area, conservatory, four bedrooms, single attached garage with driveway parking and attractive gardens.

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Cloakroom
- Sitting Room
- Kitchen/Dining Room with Utility Area
- Conservatory
- Master Bedroom with En-suite Shower Room and fitted wardrobes
- Three Further Bedrooms with fitted cupboards
- Family Bathroom

Outside

- Attached Single Garage
- Driveway Parking
- Attractive Gardens
- Popular Cul-de-Sac Location
- Convenient for the town centre



The Property

The entrance porch opens in the light and welcoming hallway with stairs to the first floor with useful under stair cupboard and a door into the cloakroom with window to the side, WC and wash basin. The sitting room is situated to the front of the property with bay window complete with fitted shutters and free standing 'contemporary style' wood burning stove set on a granite hearth. The spacious kitchen/dining room has been refitted by the current owners and is well fitted with a matching range of wall, base and drawer units, built-in double oven with gas hob and extractor over, cupboard housing the water softener, work tops incorporating a breakfast bar with fitted wine rack, and window overlooking the rear garden. There is a separate utility area off the kitchen with fitted wall cupboards, wall mounted gas fired combi boiler (fitted in 2017) plumbing and space for a washing machine and dishwasher and external door to the side. The conservatory has had the roof replaced and offers lovely views and leads out to the rear garden and has a door opening into the garage which has power and light connected.

From the hallway, stairs rise to the first floor landing with doors to all the bedrooms and bathroom. The master bedroom overlooks the front aspect and has an excellent range of built-in wardrobe cupboards, loft access hatch and en-suite shower room with window to the side and suite comprising a shower cubicle, WC, wash basin and heated towel rail. There are three further bedrooms, two doubles overlook the rear aspect both with built-in cupboards and the fourth is currently used as a dressing room and has a range of built-in wardrobes and storage and overlooks the front aspect. The family bathroom completes the accommodation and comprises a panelled bath with shower over, WC, wash basin set in a vanity unit and window to the rear aspect.



Outside

The front garden is bordered by a hawthorn hedge and is laid to shingle with a driveway which provides off-road parking and leads to the garage with roller front door. A gate to the side provides access to the rear garden. The attractive rear garden is fully enclosed and laid to lawn with established flower borders. There is a newly paved patio providing a lovely spot to sit and enjoy the garden and a summerhouse and timber garden shed with power connected which are also included in the sale as well as a log store.

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
Tax Band: D
Postcode: IP20 9BY

Agents Note

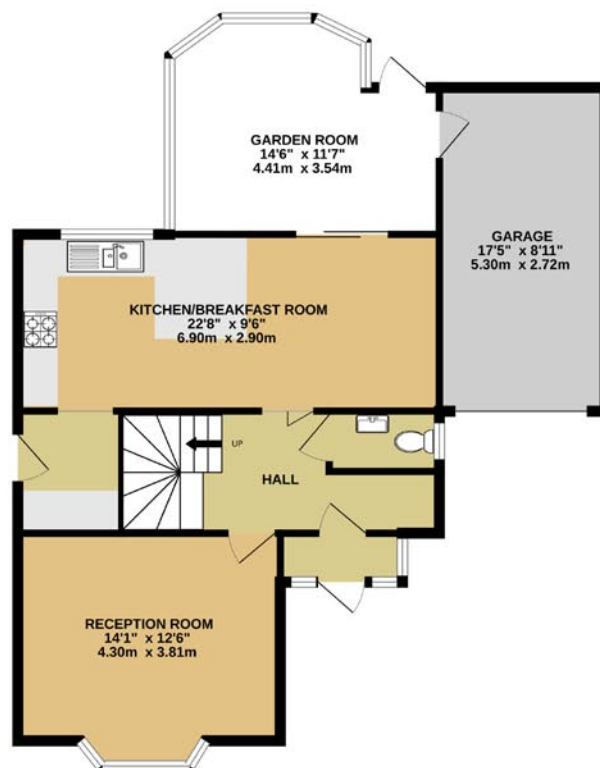
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

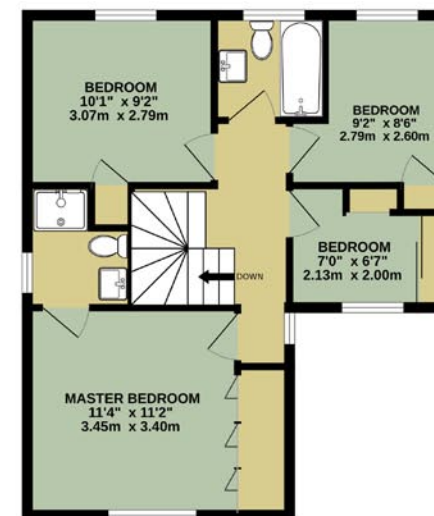
Vacant possession of the freehold will be given on completion.

Guide Price: £350,000

GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.

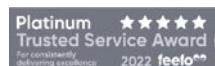


TOTAL FLOOR AREA : 1362 sq.ft. (126.6 sq.m.) approx.

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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To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

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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