



Magpie Court,
Harleston, Norfolk



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ESTATE AGENTS

Situated in a 'tucked away' position on a small development in the centre of Harleston, this semi-detached house is for the over 55 age group only. The property offers well presented accommodation with the added addition of a spacious conservatory and has a pretty low maintenance garden to the rear as well as an off-road parking space.

Magpie Court, Harleston

Accommodation comprises briefly:

- Entrance Porch
- Sitting Room
- Cloakroom
- Kitchen
- Conservatory
- First Floor Landing
- Bedroom
- Shower Room

Outside

- Off-road Parking Space
- Pretty and well tended rear garden
- Garden Shed
- Town Centre Location



The Property

The front door opens in the entrance porch with useful under stair cupboard with power and light connected. A further door opens into the sitting room which is a good size and has sliding doors leading into the conservatory, electric fire set over a tiled hearth and stairs rising to the first floor accommodation. The downstairs WC is also accessed from the sitting room. A glazed door opens into the kitchen which overlooks the front and is well fitted with a range of matching wall and base units, worktops with inset sink and drainer, space for appliances, wall mounted gas fired boiler and heated towel rail. The spacious conservatory has a tiled floor and offers lovely views and double doors leading out to the garden. Stairs rise to the first floor landing with window to the front aspect, fitted hanging rail for clothes and airing cupboard housing the hot water tank with slatted shelving. The double aspect bedroom has a built-in cupboard with further storage above. The shower room completes the accommodation and comprises a fully tiled shower cubicle, WC, pedestal wash basin and heated towel rail and has a skylight window.

Outside

To the side of the property is a shingled parking area for one vehicle with outside tap and a timber gate providing access to the rear garden. Fully enclosed and easy to maintain, this private and pretty garden is on two levels and laid to paving and shingle. Attractive borders and beds are stocked with a variety of seasonal plants and climbers and the water feature adds to this peaceful and tranquil spot. In the corner of the garden the useful timber garden shed is included in the sale and is fitted with a security light.



Location

The property is situated on a small development in the centre of the 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: tbc

Local Authority:

South Norfolk District Council
Council Tax Band: A
Postal Code: IP20 9JW

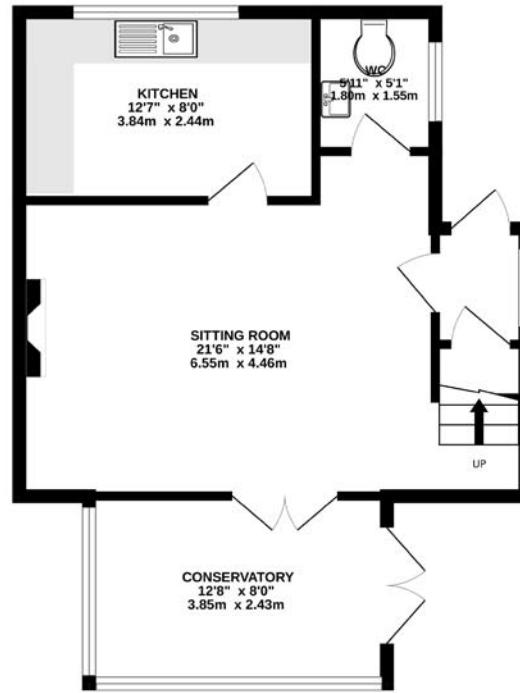
Tenure

Vacant possession of the freehold will be given upon completion.

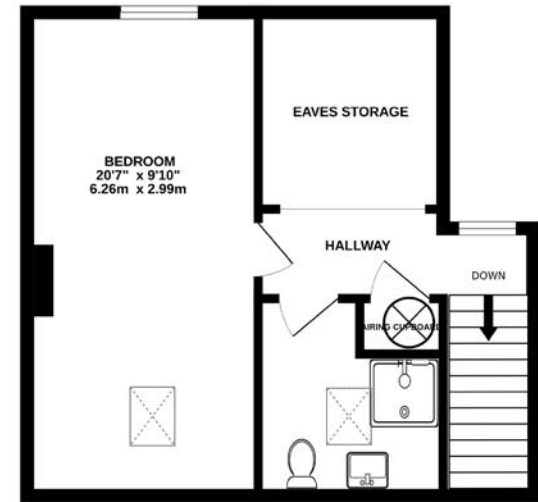
Agents' Note

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



1ST FLOOR



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: £190,000

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.

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk