



Cranes Meadow, Harleston - IP20 9BY





## Cranes Meadow

Harleston

NO CHAIN. Tucked away at the end of this development, this detached family home was built in 2021 and still offers a remaining NHBC guarantee. Extending to over 1000 Sq.ft (stms) internally, the property features TWO RECEPTION ROOMS including the dining room with FRENCH DOORS opening into a private enclosed rear garden. The ground floor also includes a WELL FITTED KITCHEN and a convenient cloakroom. Upstairs, there are THREE GENEROUSLY SIZED BEDROOMS, with the main bedroom benefiting from an EN-SUITE SHOWER ROOM. A family bathroom serves the remaining bedrooms. The rear garden offers privacy and outdoor space for relaxation or entertaining, along with DRIVEWAY PARKING and a DETACHED SINGLE GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Chain!
- Detached Family Home
- Two Reception Rooms
- Ground Floor W.C
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Cul-De-Sac Location
- Private Enclosed Rear Garden

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### SETTING THE SCENE

Set in a cul-de-sac position with a hard standing frontage, the driveway offers ample parking and access to the detached single garage, whilst a gate leads to the rear garden.

#### THE GRAND TOUR

As you step through the welcoming UPVC front door, you are greeted by a entrance hall with carpeted flooring underfoot. The stairs are straight ahead, leading you to the upper level, and to the left, there is a convenient WC for guests.





Continuing through, you enter the spacious sitting room. Here, the carpet flows beneath you, and a bay window invites in natural light. From the sitting room, double doors open into the dining room, where the same seamless carpet continues, french doors at the back of the dining room allowing access out to the private, enclosed rear garden. To the side of the dining room is the well-designed kitchen, featuring a range of modern base and wall units. This is equipped with a built-in electric oven and an induction hob along with rolled edged work surfaces. The kitchen also boasts an integrated dishwasher, along with plumbing and space for both a washing machine and a fridge-freezer. An under-stairs storage cupboard offers extra space for household essentials. Moving upstairs, you find yourself on a carpeted landing that connects all the rooms. There is an airing cupboard for storage, adding practicality to this floor. The master bedroom, to your left, has soft carpet underfoot and leads to an en-suite shower room with stylish tiled splash backs and a heated towel rail. Two additional bedrooms, both with carpeted flooring, provide ample space for family or guests. The well-appointed family bathroom completes the tour, featuring a panelled bath and an overhead shower.

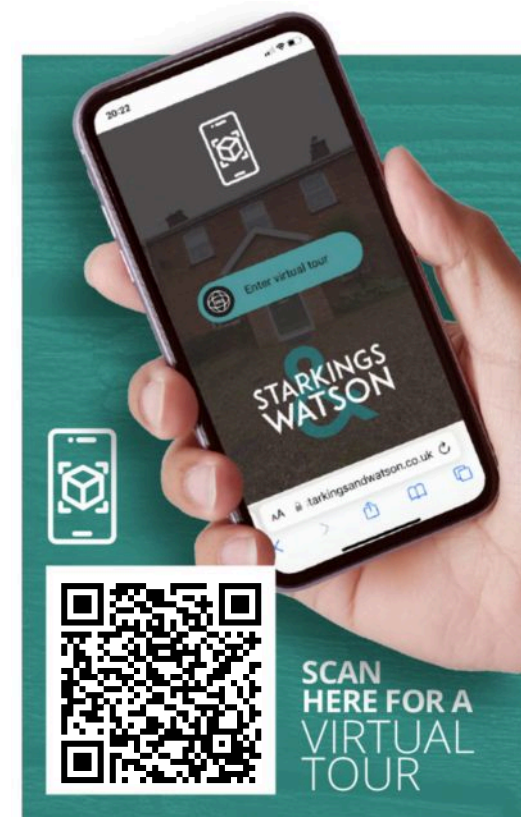
#### FIND US

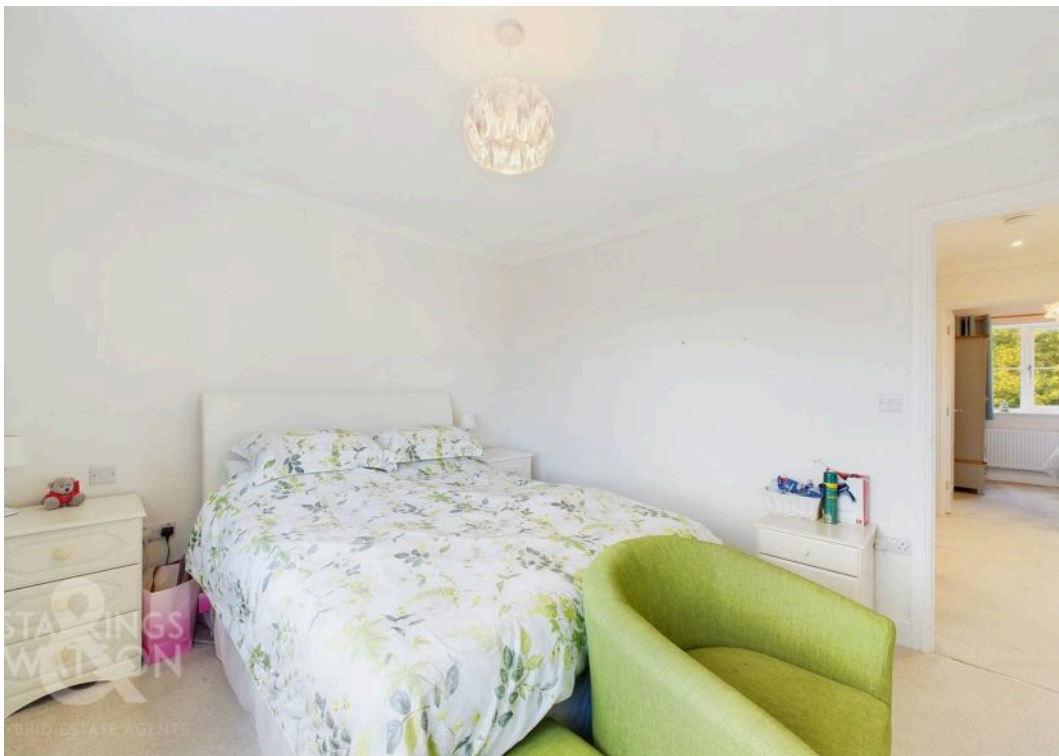
Postcode : IP20 9BY

What3Words : ///vocab.cookie.surpassed

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





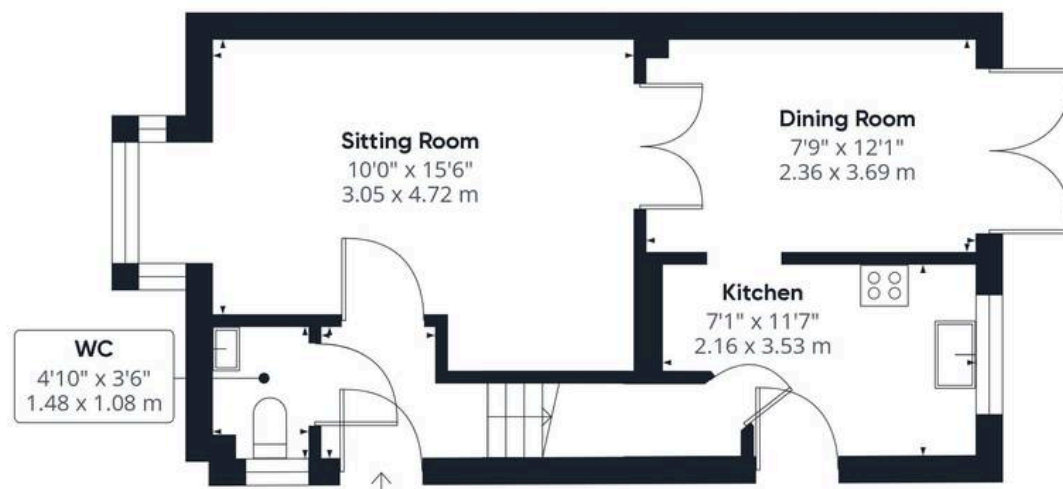




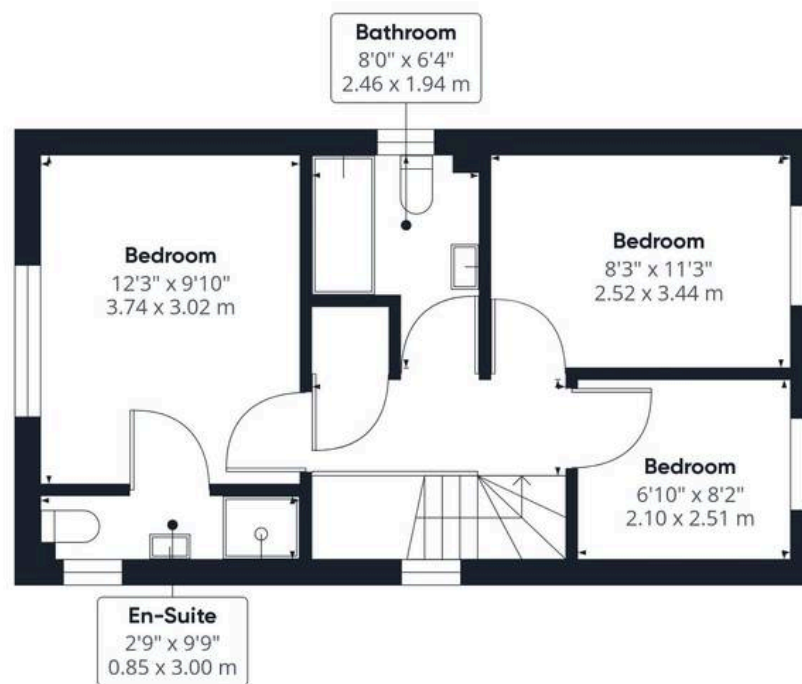
## THE GREAT OUTDOORS

The front garden has a variety of shrubs with a driveway to the right that provides parking for at least two cars and leading to the detached single garage with electric door that has power and lighting and a personal door leading out to the rear garden. The garden can be accessed from either side of the house, through a timber gate. Fully enclosed by panel fencing and offering a good degree of privacy, the garden is mainly laid to lawn with a paved patio perfect for entertaining family and friends.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

807.85 ft<sup>2</sup>

75.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.