



Shotford Road,
Harleston, Norfolk



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ESTATE AGENTS

Situated in a popular residential area within easy walking distance of the market town of Harleston, The Manse offers an exceptionally spacious four bedroom detached family home situated in grounds approaching 0.25 Acres(stms) The property requires a cosmetic refurbishment allowing the new owners to put their own stamp on the property. Outside ample off-road parking, a single garage and wrap-around gardens complement the property. Offered with no onward chain this is a must see!

Accommodation comprises briefly:

- Entrance Hall with understairs storage cupboard
- Sitting Room/Study
- Kitchen/Breakfast Room with door into small Lean-to
- Ground Floor Lobby and W/C
- Living/Dining Room
- First Floor Landing
- Four Double Bedrooms
- Bathroom
- Single Garage
- Ample Off-Road Parking
- Good Size Gardens Front and Rear



Property

The entrance door opens into a generous hallway with doors leading to all of the main ground floor accommodation. To the left at the foot of the stairs we step into a living room/study with an open fireplace and large window looking to the front aspect, across the hall we find the impressive open-plan living/dining room which spans over approx. 30ft, a fireplace brings a cozy focal point to the room whilst windows to the front and rear aspect look onto the grounds and fill the two spaces with natural light. Overlooking the rear garden is a good-sized kitchen/breakfast room that enjoys windows to two aspects and a glazed door leading into the rear timber lean-to. A lobby offers additional storage space and leads to a downstairs cloakroom. From the entrance hall, the stairs lead up to a spacious first-floor landing where we find our four bedrooms and bathroom. The first three rooms are exceptional doubles with the master set to the rear enjoying a dual-aspect view of the gardens. Bedroom four is a sizable single or small double room that is set at the head of the stairs. The bathroom completes the accommodation and echoes the impressive proportions found throughout this spacious home.







Outside

The property is approached through a double-width entrance onto an impressive tarmac driveway with parking for several cars, plus a single garage and a large lawned area which brings greenery to the frontage and offers the potential for even more parking if desired. Access to the rear garden is offered on both sides. The rear garden is of superb proportions and offers an exceptional private space which is fully enclosed by timber fencing. The modern combination boiler is fitted in the garage where we also found power and light.

Location

The property is situated close to the centre of the bustling market town of Harleston. Nestled in the beautiful Waventy 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. With good local schooling here as well as in Stradbroke and Bungay, the town further boasts an impressive array of independent shops, doctors 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.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: IP20 9JH

Tenure

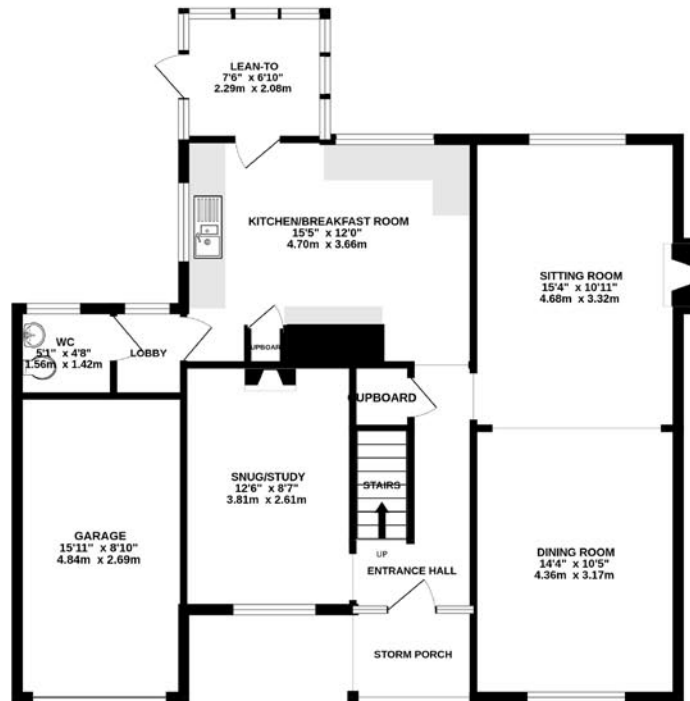
Vacant possession of the freehold will be given upon completion.

Agents' Note

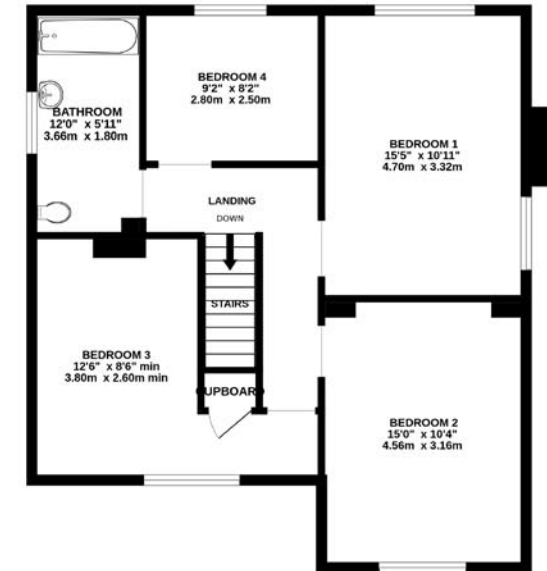
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £390,000

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 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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Bungay	01986 888160
Diss	01379 644822
Loddon	01508 521110
Halesworth	01986 888205

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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