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*High Road, Needham,*  
Nr Harleston, Norfolk

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McINTYRE**  
ESTATE AGENTS



Located on the edge of the village, this detached 1930's built bungalow sits on a generous plot and is offered to the market with no onward chain. The property offers flexible accommodation featuring 3/4 bedrooms, a sitting room with open fire and a sun room. There is ample off-road parking as well as a garage and a detached outbuilding and attractive gardens to the front and rear.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Three Bedrooms
- Dining Room/Bedroom 4
- Sun Room
- Kitchen
- Bathroom
- Separate WC

Outside

- Ample Off-Road Parking for several vehicles
- Garage
- Detached Outbuilding
- Summerhouse and Greenhouse
- Attractive Mature Gardens

## *High Road, Needham*



### **The Property**

The front door opens in the entrance hall with loft access hatch and two double bedrooms immediately to the left and right, both overlooking the front aspect. A further bedroom has a window to the side and the dining room/bedroom 4 overlooks the rear garden. The sitting room has an open fireplace with marble hearth and surround, creating a central focal point. Double doors open into the sun room with a further door leading out to the rear. Back into the sitting room a door leads into the inner hallway with a large cupboard housing the gas fired boiler and the hot water tank. An external door leads out to rear. The kitchen is well fitted with a matching range of wall base and drawer units, ample work top space with a stainless steel sink and drainer and space under for appliances. There is a built-in electric oven with hob and extractor over. The bathroom comprises a panelled bath with Triton electric shower over and glazed screen, wash basin set in a vanity unit and heated towel rail. There is a separate WC.

### **Outside**

Double wrought iron gates open onto the gravelled parking area which leads around to the driveway at the side of the property and to the garage which has power and light connected. A gate to the side opens into the rear garden which is laid to lawn with a central circular paved area as well as further paved seating area which leads off from the sun room. There are several mature fir trees as well as a variety of established shrubs and plants. There is a useful outbuilding with power and light connected as well as a summerhouse and greenhouse.



## Location

The property is located in the pretty and sought after village of Needham which is on a main bus route and with its active village hall, pub and is within easy access for the Angles Way footpath and beautiful river walks. A short drive away is the bustling market town of Harleston. The town boasts an impressive array of independent retailers plus doctors' surgery, post office, chemist, various coffee shops and restaurants. There is also a popular Wednesday market with free parking and the market 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.  
Main electricity and water are connected.  
Mains drainage  
EPC Rating: D

### Local Authority:

South Norfolk District Council  
Tax Band: C  
Postcode: IP20 9LB

### 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: £350,000**

**To arrange a viewing, please call 01379 882535**

Offices throughout Norfolk & Suffolk:

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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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