



Cranes Meadow, Harleston - IP20 9BY

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HYBRID ESTATE AGENTS



Cranes Meadow

Harleston

Guide Range £330,000 - £340,000. This impressive **FOUR BEDROOM DETACHED FAMILY HOME** is ideally situated within a peaceful **CUL-DE-SAC** development, offering convenient access to the town centre and local amenities. Spanning over 1100 sq. ft internally (stms), the property boasts a thoughtfully designed layout perfect for modern family living with further scope to personalise and make your own. The ground floor features a welcoming entrance hallway with W/C, **TWO GENEROUS RECEPTION ROOMS** providing flexible spaces for both relaxation and entertaining. The **SEPARATE KITCHEN** is well-appointed with ample storage and workspace, while the adjoining **UTILITY** room adds further convenience for day-to-day tasks. Completing the ground floor is an extended conservatory opening onto the garden. Upstairs, **FOUR WELL-PROPORTIONED BEDROOMS** all benefit from fitted storage, ensuring plenty of space for family members or guests. The principal bedroom includes an en-suite shower room, complemented by an additional family bathroom. Throughout, the home is presented in good order having been owned by the current owners since new over 20 years ago. Externally you will find a private and enclosed **SOUTH FACING REAR GARDEN** as well as driveway parking to the front and **SINGLE GARAGE**.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Family Home
- Over 1100 SQFT Internally (stms)
- Two Impressive Receptions, Separate Kitchen & Utility
- Four Ample Bedrooms with Fitted Storage
- Family Bathroom, En-Suite and W/C
- Enclosed South Facing Rear Garden In Good Order
- Driveway Parking & Single Garage
- Cul-De-Sac Development Within Easy Reach Of Town Centre

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

Approached via the popular cul-de-sac the house sits proudly with a hard standing driveway to the side leading to the single garage with electric roller door. There is a small lawned front garden as well as a pathway leading to the covered main entrance door to the front. A side gate can be found on the other side of the house leading to the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming entrance hallway with fitted storage as well as stairs to the first floor landing. The convenient ground w/c can also be found from the hallway with the main sitting room found to the front. The sitting room is a nice square room offering a bay window to the front and feature fireplace. The dining room leads from the hallway with double doors into the conservatory and a door into the adjacent kitchen with the potential being the wall could be removed (stp) to create a large open plan kitchen/dining room. The kitchen features a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven and grill with ceramic hob and extractor fan over with space for a fridge/freezer. A door leads from the kitchen to the utility room with further range of units as well as space for a washing machine and the wall mounted gas boiler. A door leads out from the utility to the side passage and the garden.

Heading up to the first floor landing you will find four bedrooms and a family bathroom. The main bedroom is found to the front with a range of fitted wardrobes and the en-suite shower room with shower, w/c and hand wash basin. There is one further double room as well as two further singles all of which benefit from fitted wardrobes providing practicality. The family bathroom features a bath with shower over, w/c and hand wash basin.

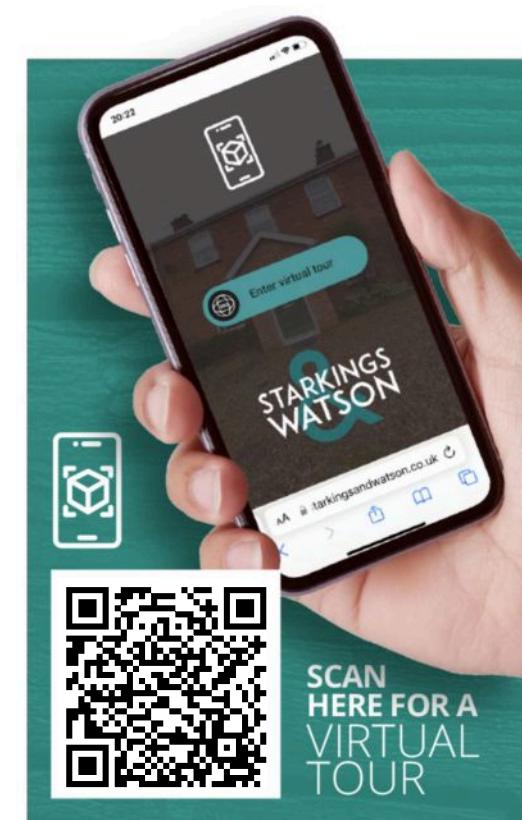
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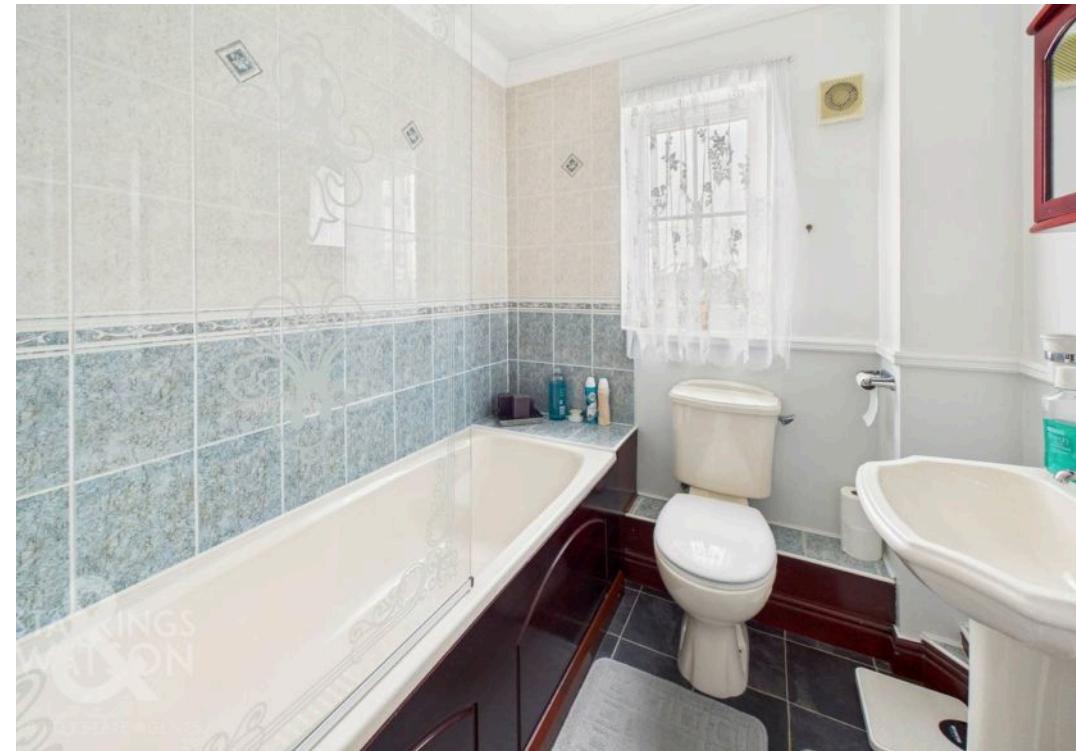
Postcode : IP20 9BY

What3Words : //arrive.happening.broth

VIRTUAL TOUR

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



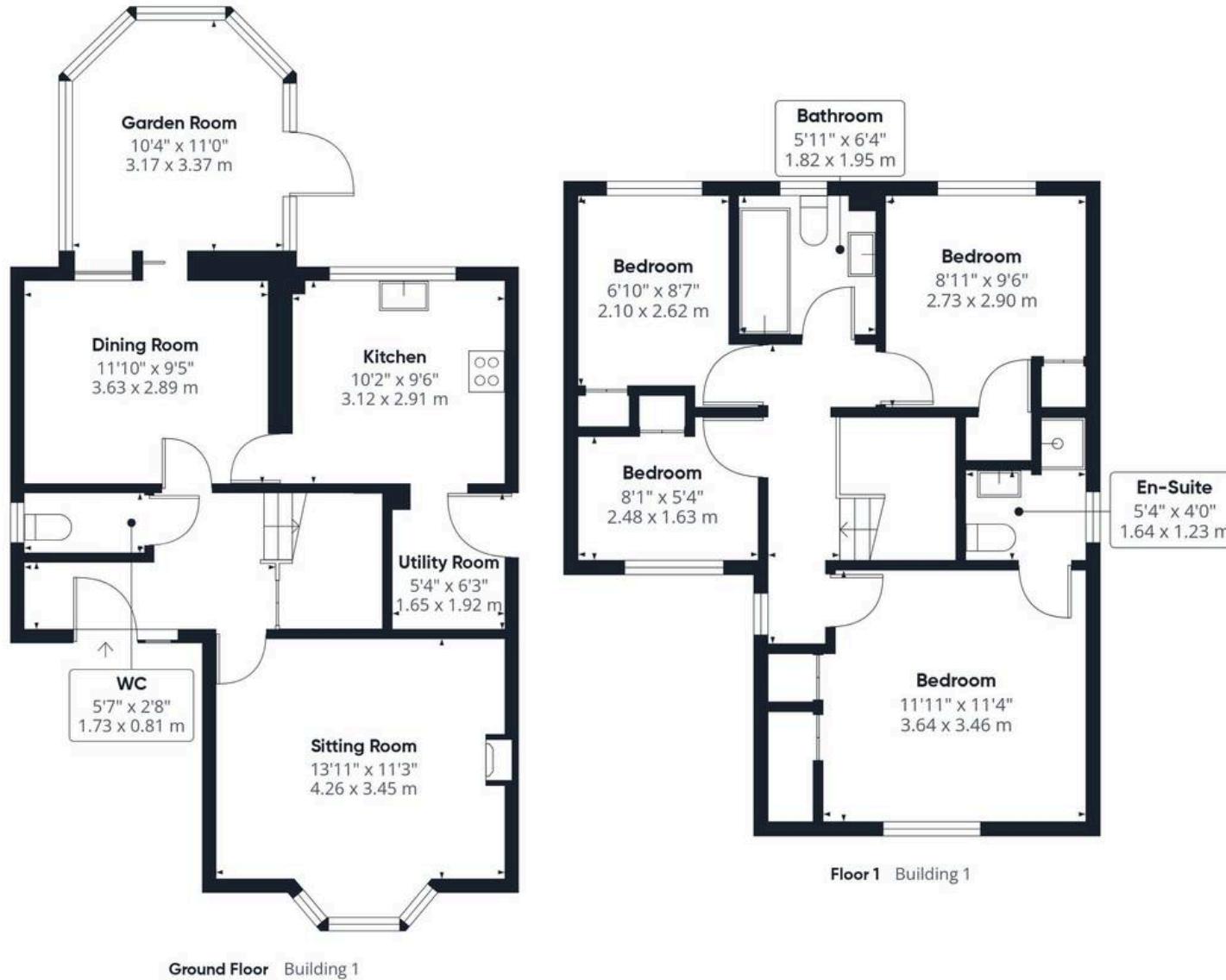




THE GREAT OUTDOORS

There is a single garage with electric roller door, power and light connected and personal door out to the rear garden. A side gate provides access to the attractive and fully enclosed rear garden which is south facing, the garden is mainly laid to lawn with a paved seating area and pretty borders stocked with a variety of flowering plants and shrubs. There is outside lighting, external tap and the timber garden shed in addition.





Approximate total area⁽¹⁾

1253 ft²
116.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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 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.