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Cranes Meadow,
Harleston, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Tucked away in the corner of this popular residential area in Harleston, this modern detached house features well presented accommodation including three bedrooms, an en-suite shower room to the master bedroom and spacious conservatory. There is ample off-road parking, a single garage and enclosed rear garden.

Accommodation comprises briefly:

- Entrance Hall
 - Cloakroom
 - Sitting Room
 - Dining Room
 - Kitchen
 - Conservatory
 - First Floor Landing
 - Master Bedroom with En-suite Shower Room
 - Two Further Bedrooms
 - Bathroom
- Outside
- Off-Road Parking
 - Single Garage
 - Enclosed Rear Garden
 - Tucked Away Cul-de-sac location
 - Convenient for the town centre

The Property

The entrance door to the side opens into the hallway with stairs rising to the first floor accommodation and cloakroom with WC and wash hand basin. The sitting room is a lovely bright room with a box bay window to the front aspect and double doors opening into the dining room with sliding patio doors into the conservatory. The conservatory is a good size with tiled floor, door to the rear garden and a unit with worktop over and space and plumbing underneath for a washing machine. The kitchen is also accessed from the dining room and is fitted with a matching range of wall, base and drawer units, work top space with inset stainless steel and drainer, built-in oven with gas hob and extractor over, space and plumbing for a dishwasher, a further storage cupboard and external door to the side. Stairs rise from the hallway to the spacious first floor landing with a window to the side, loft access hatch and airing cupboard housing the hot water tank. The master bedroom overlooks the front aspect and has a built-in wardrobe and en-suite shower room comprising a fully tiled shower cubicle, pedestal wash basin, WC and heated towel rail. There are two further bedrooms overlooking the rear aspect. The well appointed bathroom has a window to the side and comprises, a 'P' shaped bath with shower over and glazed screen, pedestal wash basin, WC and heated towel rail.

Outside

To the front there is a small lawned garden and a driveway leading to the single garage with power and light connected. There is gated access to the both sides of the garden into the rear garden which is fully enclosed and laid to lawn with a paved patio area.

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Location

The property is conveniently situated for the centre of the bustling 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: D

Local Authority:

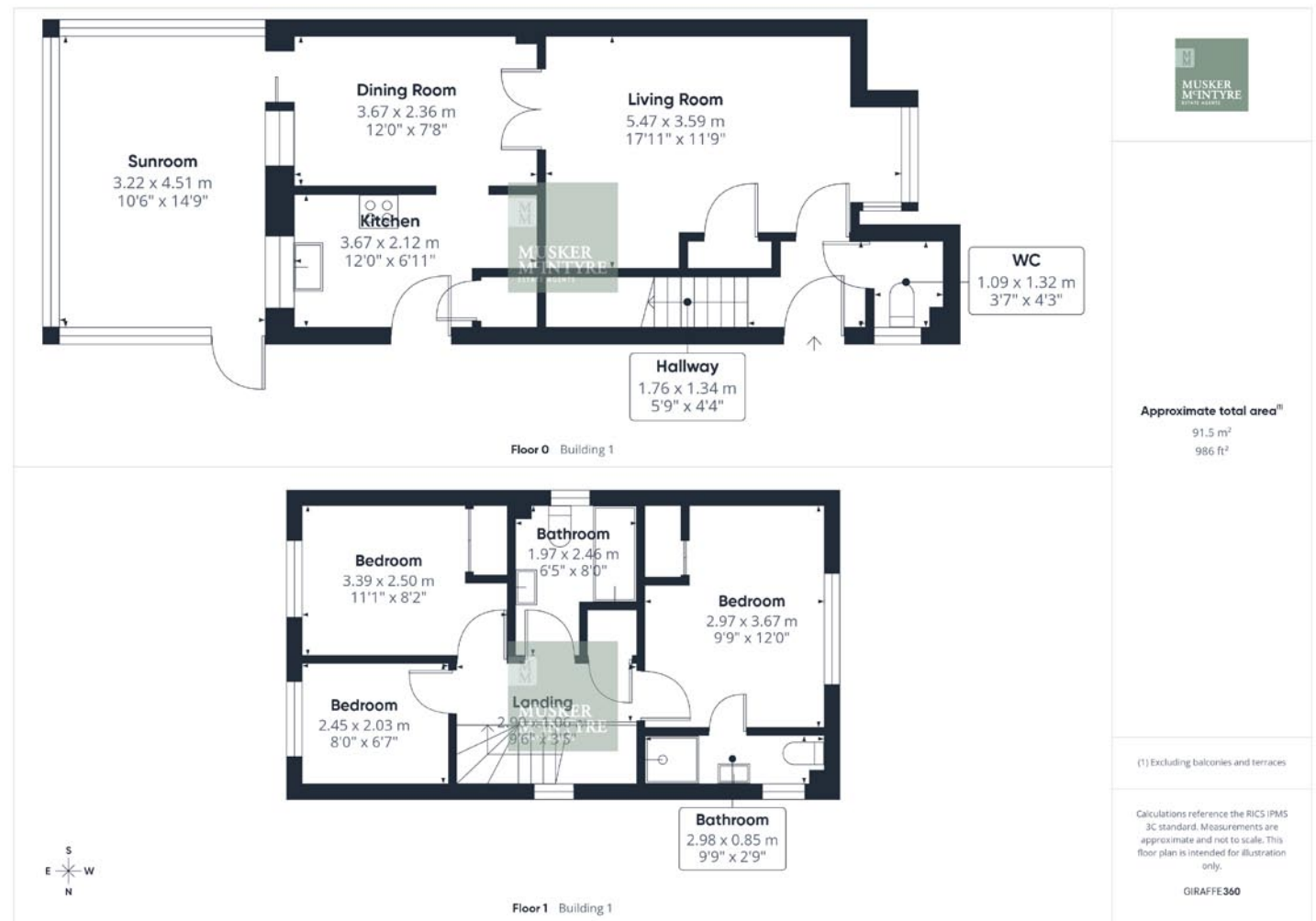
South Norfolk District Council
Tax Band: C
Postcode: IP20 9BY

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: £285,000

To arrange a viewing, please call 01379 882535

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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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