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Cranes Meadow,
Harleston, Norfolk.

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ESTATE AGENTS



Diss - 10 miles
Bury St Edmunds - 30 miles
Norwich - 21 miles

Cranes Meadow, Harleston

Beautifully presented four bedroom detached family home occupying an enviable corner plot at the front of this sought-after development. With light, spacious and versatile accommodation including two reception rooms plus conservatory, well appointed kitchen and utility, the property benefits from an immaculately tended enclosed rear garden, attached double garage and ample off-road parking.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen and Utility Room
- Conservatory
- Master Bedroom with En-suite Shower Room
- Three further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Attached Double Garage with annexe potential (subject to the necessary planning)
- Driveway and well tended front garden
- Convenient for town centre and school



Location

Harleston is a small vibrant market town, nestled in the beautiful Waveney Valley, some 20 miles inland from the Suffolk Heritage Coast. The town's history is reflected in its Georgian town houses, fine timber buildings and other landmarks such as the Italianate clock tower. Harleston boasts an impressive array of independent shops, as well as doctors surgery, dentist, bank, post office, chemist, hotels, pubs and garage. There is free parking in the centre of town where a number of food outlets can be found including a delicatessen and small supermarkets, as well as a market every Wednesday selling fresh produce. There are local schools, a library and a community centre. The city of Norwich is about 20 miles to the north, whilst the historical town of Bury St Edmunds lies approximately 30 miles to the west. Two major supermarkets can be found in Diss, just a 15 minute drive away, that also boasts a direct line train to London Liverpool Street station in 90 minutes.



The Property

Beneath a storm porch, a step leads up to a uPVC front door which opens into a light and spacious entrance hallway. Stairs rise to the first floor with useful under stairs cupboard and door leading to the cloakroom with window to side, low level WC and wash basin. The sitting room lies to the front of the property with attractive bay window and central fireplace with painted wooden surround and marble hearth comprising electric coal effect fire. The dining room has sliding patio doors leading into the beautifully presented conservatory which is used all year round by the current owners and enjoys access to and views over the pretty rear garden. With tiled floor and window to rear, the kitchen is well fitted with a matching range of solid wood, soft close wall, base and drawer units with granite worktops with inset 1 ½ bowl sink unit and drainer, integrated dishwasher and Britannia range cooker incorporating 6 ring gas hob with extractor over. An archway leads into the utility room with door to side, wall mounted gas fired boiler, granite work top, fitted cupboards, integrated fridge/freezer and space and plumbing for washing machine.

Stairs rise to the first floor landing with window to side aspect and doors to all bedrooms and bathroom. The master bedroom has window to the front, access to the partly boarded loft space with fitted ladder, an excellent range of built-in wardrobe cupboards and a fully tiled, contemporary en-suite shower room with window to side. There are three further bedrooms and a fully tiled family bathroom comprising three piece white suite with double-ended bath, chrome towel rail and window to rear.

Outside

A brickweave driveway leads off Cranes Meadow passing a beautifully tended front garden, it provides ample parking and leads to the attached double garage with up and over doors, power and light connected. The garage is fully plastered and coved with utility area and WC and offers potential for an annexe (subject to the necessary planning). Gated side access leads round to a stunning, rear garden. Fenced, fully enclosed and offering a good degree of privacy, the garden is mainly laid to lawn with attractive, well stocked shingle borders, a path leading round to a patio area to the side and a raised decked area providing perfect outside entertaining space in the summer months.



Tenure

Vacant possession of the freehold will be given upon completion.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

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.

Services

Gas fired entral heating and all mains connected.

Local Authority:

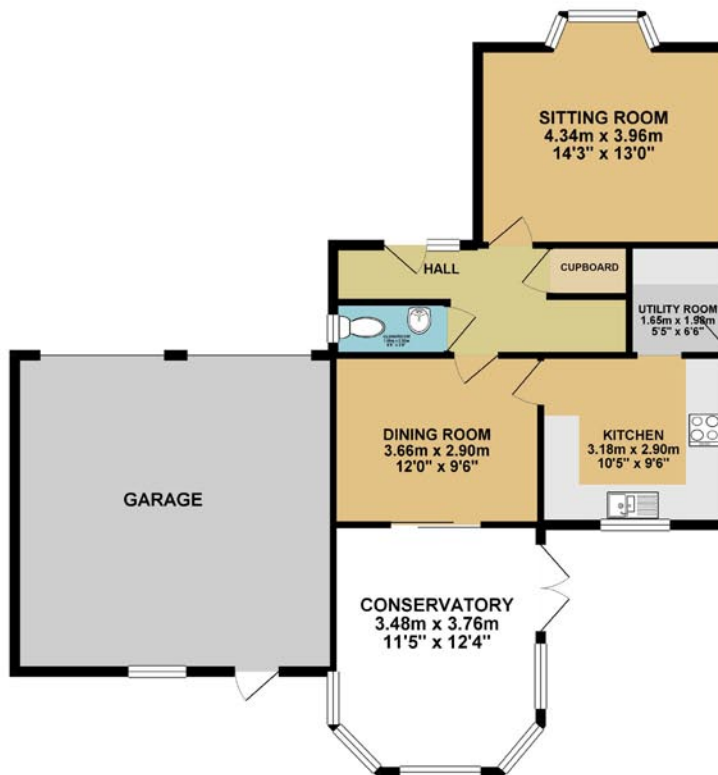
South Norfolk District Council

Tax Band: D

Energy Rating: D

Postcode: IP20 9BY

GROUND FLOOR 93.85 sq. m.
(1010.23 sq. ft.)



1ST FLOOR 47.86 sq. m.
(515.16 sq. ft.)



TOTAL FLOOR AREA : 141.71 sq. m. (1525.40 sq. ft.) 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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Guide Price: £340,000

To arrange a viewing, please call 01379 882535

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Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
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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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