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Factory Close
Harleston, Norfolk

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Enjoying a most discreet position yet offering superb access for the Town Centre, Schools and Local Amenities, this immaculately presented & deceptively spacious three bedroom cottage is a must see. The property has undergone an extensive, sympathetic refurbishment inside and out and offers two reception rooms, kitchen, utility room, three bedrooms and two bathrooms. Outside the immaculate garden is complimented by an external office and ample storage.

Accommodation comprises briefly:

- Kitchen
 - Sitting Room
 - Dining Room
 - Ground Floor Bathroom
 - Utility Room
 - Three Double Bedrooms
 - En-Suite & Dressing Area to Master
- Outside
- Enclosed Gardens
 - Generous Garden Store & Shed
 - External Office

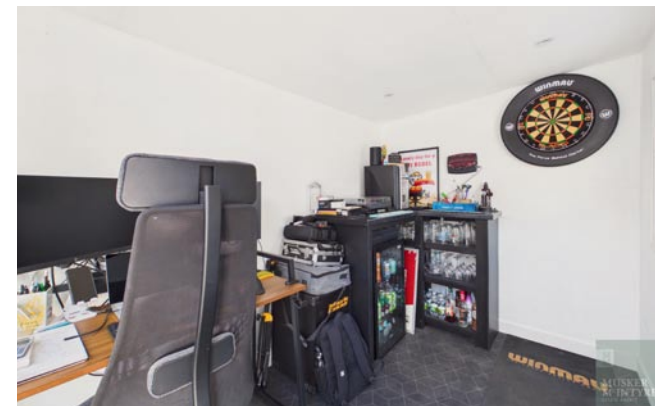
Property

Entering the property via the front door we are welcomed into the kitchen of this exceptional home setting the high standard and sympathetic approach that has been executed throughout. Original pavement tiles underfoot contrast against the classic but modern range of wall and base units whilst wooden work surfaces compliment the design. A fitted double oven, hob, extractor and microwave feature whilst the sink is set below a window looking onto the garden. Space is made for a dishwasher whilst in the walk in pantry we find room for the fridge freezer. A door opens to the ground floor bathroom from here whilst the kitchen flows open plan into the dining room. The pavement flooring continues through the main ground floor rooms bringing continuity to the separate spaces. A window in the dining room looks onto the gardens whilst a door opens to the rear where we find the generous utility room housing the laundry appliances and offering a superb space for our coats and boots. Back in the main accommodation the sitting room completes the ground floor. This generous room is filled with light from two windows looking to the gardens. A wood burning stove provides a cosy focal point to the room whilst exposed timbers remind us of the age of the home. Our stairs rise from the sitting room to the first floor where we access all three bedrooms. The first two rooms offer generous single/small double rooms with the smaller boasting a storage cupboard. At the head of the hall we find the master bedroom. This delightful space enjoys a view of the garden and opens to a small dressing area which in turn leads to its own en-suite shower room. This completes the accommodation.









Outside

From Factory close we enter the property via a gate directly into the main gardens which instantly give away the attention to detail that has been marked on every part of the property. A path passes the lawn and opens to become a large patio area ideally positioned in front of the home office which doubles up as a garden bar for our vendors. Crossing the lawn we find a play area laid to rubber chippings. A large garden store room offers our main external storage solution whilst a covered area between here and the house adds to this and leads us to the rear where a smaller potting shed is found and access to the rear boundary space leads to the utility entrance. Back in the main garden a step down passes two garden beds to a further patio space that leads to the front door.

Location

The property is discreetly yet 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, 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: TBA

Local Authority:

South Norfolk Council

Tax Band: A

Postcode: IP20 9HD

What3Words: ///reviewed.onlookers.mingles

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

This 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: £245,000



Approximate total area¹⁾

89.1 m²

958 ft²

Reduced bedroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced bedroom

Below 1.5 m/5 ft

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

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

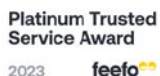
Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

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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