



Pine Close,
Harleston, Norfolk



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ESTATE AGENTS

Situated in a quiet cul-de-sac in this popular residential area of Harleston, this detached 1970's family home offers spacious and flexible accommodation with recently updated kitchen and bathroom and 3/4 bedrooms. The property has attractive and well tended gardens, ample driveway parking and detached garage.

Pine Close, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Study/Bedroom 4
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Attractive Rear Garden with Summerhouse
- Driveway Parking
- Detached Garage with electric door

The Property

The front door opens into the entrance hall with the recently updated cloakroom on the right and door into the sitting room which overlooks the front aspect with a bespoke staircase leading up to the first floor. The sitting room leads through to the side hallway with exterior door, cupboard housing the gas fired boiler, under stair cupboard and door into the study/bedroom 4. The kitchen overlooks the rear garden and was fitted 18 months ago by Kitchen Sense in Harleston with a matching range of wall, base and drawer units, Neff double oven, induction hob with extractor over and 1 ½ bowl sink unit with water softener in the cupboard below. Work tops extend to a breakfast bar and the dishwasher and washing machine are included in the sale. The dining room leads off from the kitchen and can also be accessed from the sitting room with sliding patio doors leading out to the rear garden. The conservatory has views and double doors leading out to the garden. Stairs rise from the sitting room to the first floor landing with loft access hatch. The master bedroom has double built-in wardrobes, a further range of built-in bedroom furniture and window to the rear aspect. There are two further bedrooms, a double and a single both overlooking the front aspect. The recently fitted bathroom comprises a bath with shower over and glazed screen, WC, wash basin, airing cupboard housing the hot water tank and window to the side aspect.

Outside

The property is approached over a brick weave driveway which provides parking and leads to the garage with electric door, power and light connected. The front garden is laid with artificial grass with flower borders. A side gate leads into the rear garden which is fully enclosed and mainly laid to lawn with attractive flower borders stocked with a variety of plants and shrubs and an established magnolia tree. The summerhouse and timber shed are included in the sale.





Location

The property is located close to 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, delicatessen 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 in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains 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 radiator central heating and hot water. Mains drainage, electricity and water are connected.

EPC Rating: D

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9DZ

Tenure

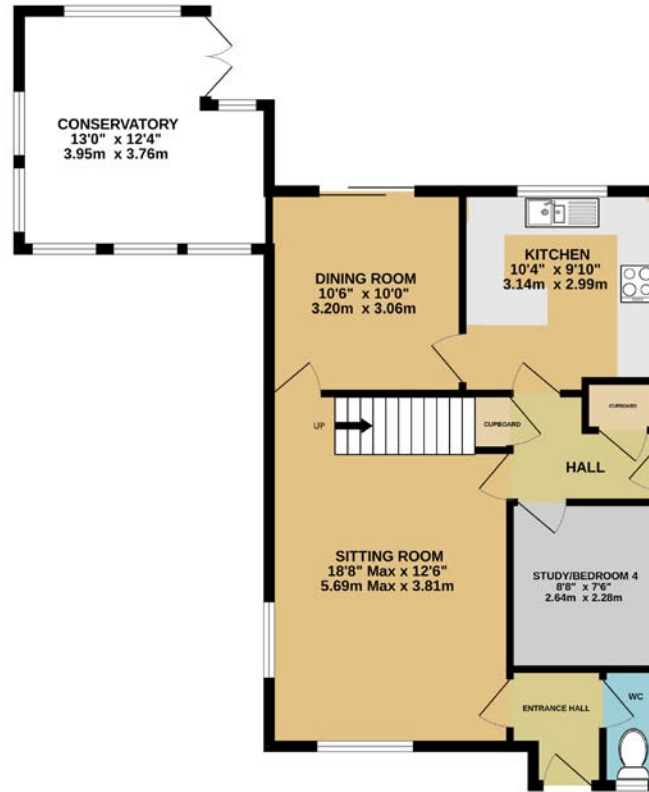
Vacant possession of the freehold will be given upon completion.

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: £300,000

GROUND FLOOR



1ST FLOOR



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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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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