



*Oak Tree Way,*  
Harleston, Norfolk.



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ESTATE AGENTS







An exceptional family home ideally situated a short distance from the heart of Harleston Town Centre whilst enjoying the privacy and quiet offered on this popular cul-de-sac. The property has been re-modelled and refurbished to offer a superb space designed around family living and entertaining alike. Boasting enviable living space comprising a fabulous open plan kitchen/dining room, four bedrooms, two bathrooms plus dressing room and open field views from the generous garden, this really is a must see! An early appointment to view is advisable.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Open plan kitchen/dining room
- Utility room
- Sitting room
- Four bedrooms plus dressing room
- En-suite shower rooms
- Family bathroom
- Rear garden backing onto fields
- Ample driveway parking plus single garage



### The Property

Approached via a brick-weave driveway and footpath, the front door leads to an entrance hall where the feeling of space and light that runs throughout the home is instantly apparent. Doors lead to the sitting room, kitchen and cloakroom plus stairs rising to the first floor. The fabulous open plan kitchen/dining room overlooks the rear garden and is fitted with an extensive range of cream wall, base and drawer units with granite effect worktop, cream tiled splashbacks and matching island unit with drawers under. The kitchen further comprises dual electric ovens under a 4 ring gas hob with extractor hood over, twin stainless steel sinks and an integrated dishwasher; the dining area opens to the impressive patio, perfect when summer entertaining. A spacious utility room sits adjacent with glazed door to garden and personal door to garage and is fitted with cream tiled splashbacks, woodblock worktop with space and plumbing under for washing machine and tumble dryer. Back in the hall we pass the ground floor cloakroom before stepping into the sitting room. This generous room overlooks the front aspect and is fitted with oak effect flooring which reflects the natural light that flows through the large window. Stairs rise from the hallway to first floor landing with window to side and airing cupboard housing hot water tank with slatted shelving. Two double bedrooms overlook front and rear aspects with the larger fitted with its own shower. A good size single bedroom looks to the front whilst the family bathroom is fitted with an opaque window to rear and comprises a three piece white suite with corner bath and heated towel rail. A staircase leads up to the second floor with Velux window above. The landing accesses a double bedroom which overlooks the rear garden with Velux above and a dressing room adjacent benefits from an en-suite shower room fitted with WC and wall mounted wash basin.







## Outside

The attractive front garden is hard landscaped for low maintenance with a path leading to gated access to the rear garden. A brick-weave driveway offers parking for up to four vehicles in front of the single attached garage which features up-and-over door, power and light plus personal door to the utility room. To the rear of the property lies an attractive, fully enclosed garden looking onto the open fields beyond. A large patio flows from both the dining room and utility room providing the perfect space for summer entertaining, whilst an area of lawn is framed with planted gravel borders and established shrubs. Beyond the box hedging a second area of patio offers a further spot to enjoy the sun throughout the day.

## Location

The property is conveniently located within walking distance of the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley, Harleston is a vibrant market town, filled with historic buildings, a beautiful chapel and plenty of character around every corner you turn. It further boasts good provision for primary and secondary schooling, leisure facilities including a sports hall with well equipped gym and also 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, a regular bus service to Norwich and the town of Diss, which is 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, water and electricity connected  
Energy Rating: C

### Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP20 9EL

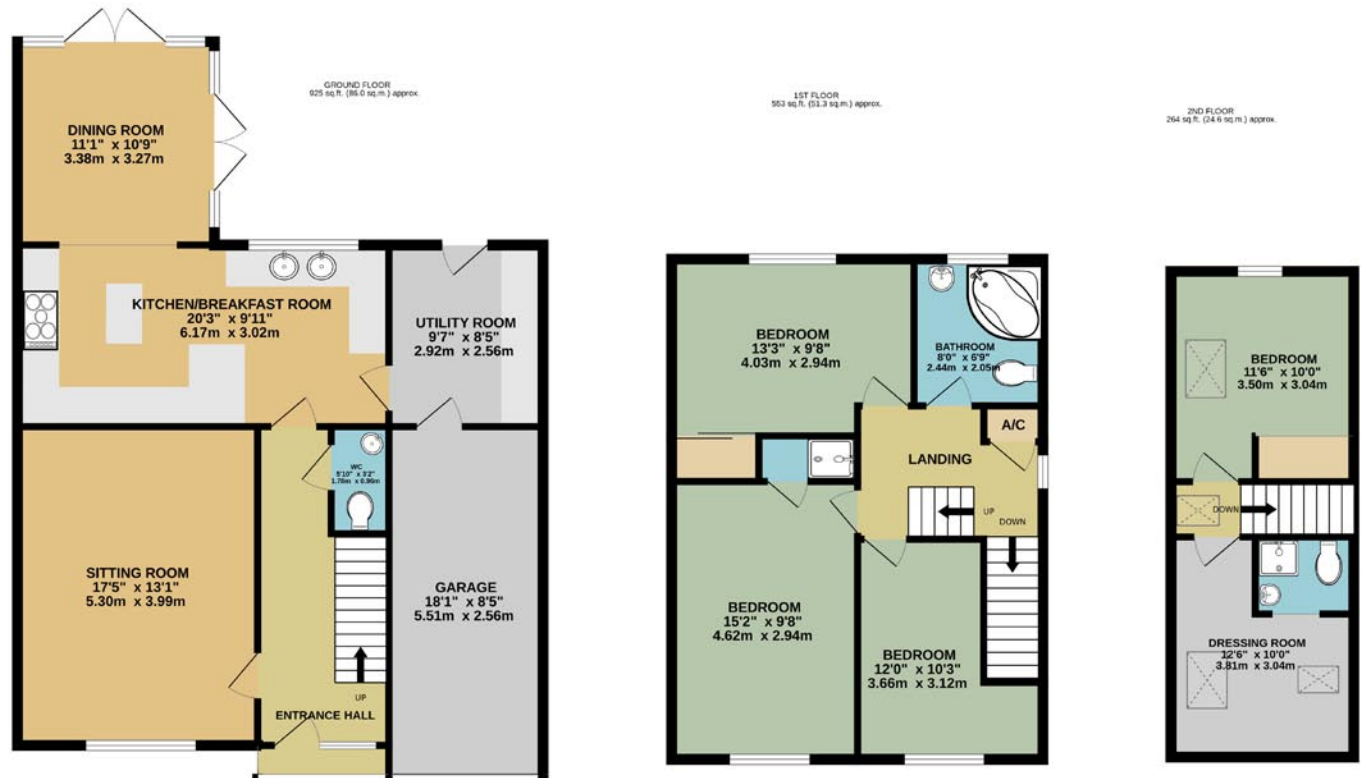
### Agents Note

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.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £365,000



TOTAL FLOOR AREA : 1742 sq.ft. (161.9 sq.m.) 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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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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