



Cranes Meadow,
Harleston, Norfolk.



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ESTATE AGENTS



Tucked away at the end of this popular development this detached family home was built just three years ago and is still covered by the NHBC guarantee. The property offers well presented accommodation with a bright and spacious sitting room, dining room and three bedrooms with an en-suite shower room to the master bedroom and further benefits from driveway parking, a detached garage and private enclosed rear garden. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Downstairs Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Family Bathroom

Outside

- Detached Single Garage
- Driveway Parking
- Enclosed and Private Rear Garden
- Popular Cul-de-Sac Location
- Convenient for the town centre
- No onward chain



The Property

The entrance door with covered storm porch opens into the hallway with stairs to the first floor and door to the cloakroom with window to the side, WC and wash basin with cupboard under. The sitting room is a wonderfully bright room with box bay window to the front and double doors opening into the dining room with access to the kitchen and double doors leading out to the rear garden. The kitchen is fitted with a range of matching wall, base and drawer units, work top space with inset stainless steel sink, built-in Bosch oven and eye level grill, induction hob with extractor over, integrated dishwasher, space and plumbing for a washing machine and fridge/freezer, spacious under stair storage cupboard and a wall mounted gas boiler. A window overlooks the rear garden and a door leads out to the side.

Stairs rise to the first floor landing with window to the side, loft access hatch and airing cupboard. The master bedroom overlooks the front aspect with a door to the en-suite shower room which is fully tiled and comprises a shower cubicle, wash basin with cupboard under, WC, heated towel rail and window to the side. There are two further bedrooms, a double and good sized single, both overlooking the rear. The well appointed family bathroom completes the accommodation and comprises panelled bath with shower attachment, WC, wash basin with cupboard under, heated towel rail and window to the side aspect.



Outside

The front garden is planted with a variety of shrubs with a driveway to the right hand side providing parking for at least two cars and leading to the detached single garage with electric door, power and light connected and personal door leading out to the rear garden.

The garden can be accessed from either side of the house, through a timber gate. Fully enclosed by panel fencing and offering a good degree of privacy, the garden is mainly laid to lawn with a paved patio, timber shed and outside tap.

Location

The property is located at the end of Cranes Meadow, 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. (Underfloor heating to the ground floor).

Mains drainage, electricity and water are connected.

EPC Rating: B

Local Authority

South Norfolk District Council

Tax Band: C

Postcode: IP20 9BY

Agents Note

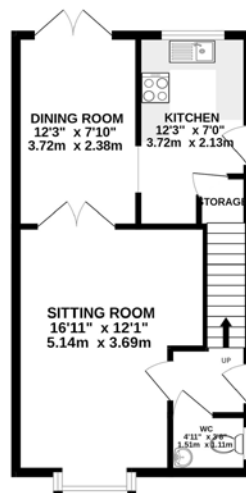
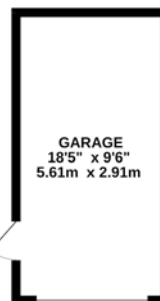
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £350,000

GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

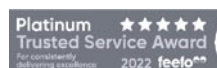
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.