



*Nelson Close,*  
Harleston, Norfolk



**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



This modern three bedroom town house is conveniently located for the town centre and offers accommodation over three floors with two en-suite shower rooms, allocated parking, enclosed rear garden and attractive views over the green to the front.

## *Nelson Close, Harleston*

### Accommodation comprises briefly:

- Entrance hall
- Downstairs WC
- Open plan kitchen/dining room
- First floor sitting room
- Two double bedrooms with en-suite shower rooms
- Further double bedroom
- Family bathroom
- Fully enclosed rear garden
- Allocated Parking Space
- Gas central heating (new boiler installed January 2023)
- Town location



### The Property

A half glazed door opens into the entrance hall with a door on the right hand side leading into a downstairs WC with opaque window to front. A kitchen/diner makes a lovely entertaining space with double doors leading out to the rear garden and plenty of space for table and chairs. A useful under stairs cupboard offers plenty of storage. The kitchen with tiled floor has been fitted with a range of matching wood effect wall, base and drawer units with worktop incorporating a breakfast bar, stainless steel sink and drainer, 'range style' cooker with extractor hood over and integrated dishwasher and fridge/freezer. The sitting room can be found on the first floor with double doors overlooking the front aspect and opening onto a feature balcony. Bedroom three on this floor overlooks the rear garden and offers good in-built cupboard storage with a secondary cupboard housing the pressurised water cylinder. The family bathroom on this floor comprises a P-shaped bath, low level WC and pedestal wash basin. Stairs rise again to the second floor landing with an access hatch to loft storage. Two double bedrooms on this floor overlook front and rear aspects respectively and both boast en-suite shower rooms as well as excellent built-in cupboard storage.

### Outside

The property benefits from an allocated off-road parking space to the rear as well as further parking to the front of the property. The rear garden is fully enclosed and laid to decking and artificial grass with a raised pond and flower bed as well as a timber shed with felt roof.



### Location

The property is 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 (new boiler installed January 2023)

Mains electricity and drainage are connected.

EPC Rating: C

### Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9HL

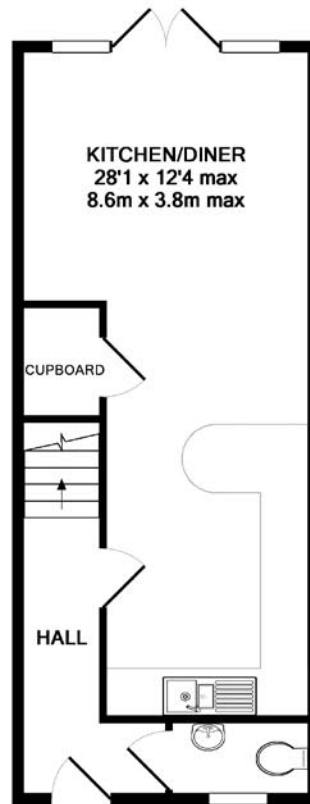
### Tenure

Vacant possession of the freehold will be given upon completion.

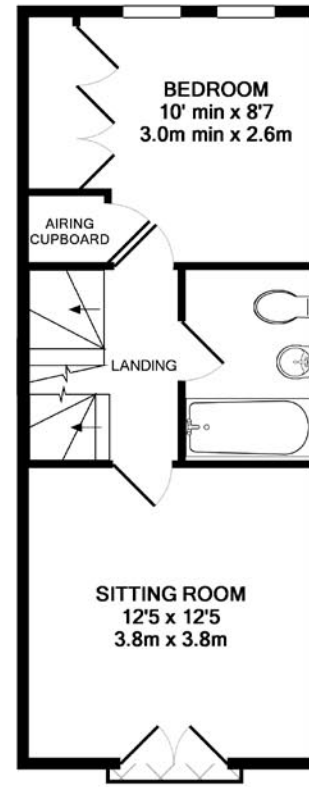
### Agents' Note

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.

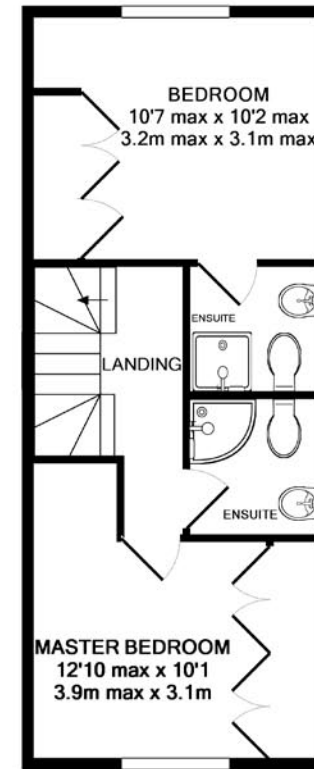
**Guide Price: £250,000**



GROUND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (107.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2013



Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

A member of OnTheMarket™



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.

**HARLESTON OFFICE**

5 London Road  
Harleston  
Norfolk  
IP20 9BH

**Tel. 01379 882535**

[harleston@muskermcintyre.co.uk](mailto:harleston@muskermcintyre.co.uk)