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London Road,
Harleston, Norfolk.

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**MUSKER
MCINTYRE**
ESTATE AGENTS



Situated in a prominent position, close to the centre of town this well maintained, link detached period property offers spacious and versatile accommodation with attractive original features and is offered to the market with no onward chain. Featuring three reception rooms and spacious kitchen/dining room as well as a master bedroom with en-suite and three further double bedrooms. Outside there is ample off-road parking, enclosed garden and a double garage which is currently converted into a well equipped industrial kitchen.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Second Reception/Family Room
- Kitchen/Dining Room
- Utility Room
- Study
- Cloakroom
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom

Outside

- Gardens to the front and side
- Ample Off-Road Parking
- Double Garage (currently converted into an industrial kitchen)
- Convenient for the town centre



The Property

The side entrance door opens into the hallway with windows to the front and rear. The main sitting room is generous in size, double aspect and full of character with exposed beams and attractive brick inglenook fireplace fitted with a wood burner. The second reception room is also a good size and overlooks the front aspect with two built in cupboards with shelving and a further built-in storage unit. The spacious kitchen/dining room is well fitted with a matching range of cream traditional style wall, base and drawer units, solid timber work tops with butler sink, gas hob with extractor over and built-in double oven. From the dining area double doors open into the rear garden. The utility room leads off the kitchen and has plumbing for a washing machine, external door and door into the study. The cloakroom has a wall mounted gas fired boiler, wash basin and WC.

Stairs rise to the first floor landing from the kitchen/dining room, with windows to the side aspect, loft access and cupboard housing the hot water tank. The spacious master bedroom is double aspect with built-in wardrobes, open fireplace and door into the en-suite comprising bath with shower over and glazed screen, WC, pedestal wash basin and heated towel rail. There are three further double bedrooms and well appointed family bathroom comprising fully tiled shower cubicle, Jacuzzi bath with shower attachment, WC, pedestal wash basin and heated towel rail.



Outside

The front garden is laid to lawn and planted with shrubs and is enclosed by picket fencing. Double timber gates open on a gravel parking area providing ample parking for several vehicles and which leads to the double garage with electric door. The garage has been converted into a fully equipped industrial kitchen with gas cooker, pizza oven, extractors, stainless steel work surfaces, sink and storage units (ideal for somebody who wishes to run a business from home). A timber shed is situated at the front of the property. A side gate opens into the rear garden which is fully enclosed and laid to lawn with shrub borders and a decked seating area.

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 and hot water
Mains drainage, water and electricity are connected.
EPC Rating: TBC

Local Authority

South Norfolk District Council

Tax Band: C

Postcode: IP20 9BZ

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



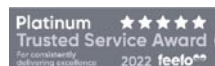
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
Loddon 01508 521110
Halesworth 01986 888205

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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