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London Road,
Harleston, Norfolk.

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**MUSKER
MCINTYRE**
ESTATE AGENTS



Conveniently situated for the town centre, this attractive Victorian semi-detached house offers spacious accommodation featuring two reception rooms, three double bedrooms and with the potential for a loft conversion (subject to the necessary planning). Outside there is ample off-road parking and easy to maintain gardens to the front and rear.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Cloakroom
- Kitchen and Utility Room
- First Floor Landing
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Landing Room/Study
- Family Bathroom

Outside

- Ample Off-Road Parking
- Easy to maintain gardens to the front and rear
- Summerhouse and Garden Shed
- Conveniently situated for the town centre



The Property

The entrance door opens into the hallway with stairs rising to the first floor. The sitting room overlooks the front aspect and features an attractive fireplace with timber surround and wood burner creating a cosy focal point. A door opens into the dining room which again has an open fireplace with cast iron surround, a useful under stair storage cupboard and door to the cloakroom. The dining room opens up into the kitchen which is wonderfully bright and spacious with a window to the side and double doors opening into a glazed lean-to. The kitchen is well fitted with a matching range of wall, base and drawer units, ample work top space, double built-in oven and hob with extractor over. A central island unit provides extra storage with deep drawers under. A door opens into the utility room with butler sink, solid wooden work surfaces and space and plumbing for a washing machine and tumble dryer. A door leads out to the side of the property.

From the hallway stairs rise to the first floor with loft access leading to the fully boarded loft space which offers excellent potential for a conversion (subject to the necessary planning consents). The gas fired boiler is located in the loft. The spacious master bedroom overlooks the front and has a range of fitted wardrobes and en-suite shower room. There are two further double bedrooms as well as landing room/study. The well appointed family bathroom can be accessed from the main landing and the landing room and comprises a corner bath with shower over, pedestal wash basin, WC and heated towel rail.



Outside

The front garden is enclosed by a low brick wall and is laid to shingle with some established shrubs. The property is approached by a driveway which provides ample off-road parking with double wooden gates opening into the rear garden. The garden is fully enclosed and laid to shingle with an attractive paved circular seating area in the centre. Borders are stocked with a variety of plants and shrubs and a paved path leads down to the end of the garden to a timber shed and summerhouse which are both included in the sale.

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 (underfloor heating in the kitchen)

Mains drainage, electricity and water are connected.

EPC Rating: C

Local Authority

South Norfolk District Council

Tax Band: C

Postcode: IP20 9BH

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.

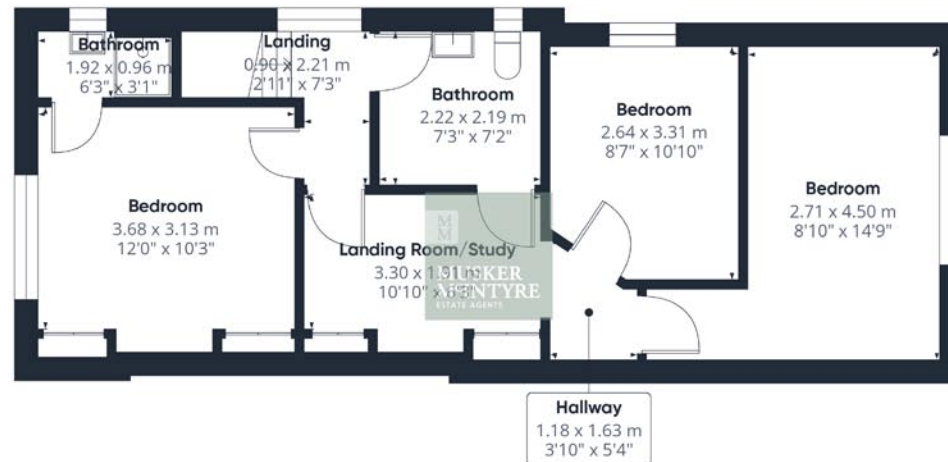
Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £350,000



Floor 0



Floor 1



Approximate total area⁽¹⁾

109.8 m²
1181 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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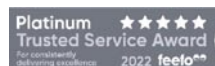
To arrange a viewing, please call 01379 882535

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.



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH
Tel. 01379 882535
harleston@muskermcintyre.co.uk