



M
M

High Road, Needham,
Nr Harleston, Norfolk.

M
M

**MUSKER
MCINTYRE**
ESTATE AGENTS



A sympathetically refurbished, detached thatched Grade II listed cottage, offering spacious accommodation and bringing together the character of the home with the convenience of modern living. The cottage is superbly positioned to appreciate the open views to the rear of the property and is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Snug
- Dining Room
- Kitchen
- Downstairs bathroom
- First Floor Accommodation
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom

Outside

- Driveway parking
- Garage
- Lovely cottage gardens with views over open fields to the rear of the property
- Desirable Village Location



The Property

Entering the property through the front door you step into a hallway with limestone flooring, and doors leading to three reception rooms and the bathroom. To the left is a door to a “snug” with inglenook fireplace and wood burner creating a cosy focal point with a door leading into a large sitting room, also with log burner and windows and glazed doors the whole width of the room making the most of the wonderful open views to the rear of the property. Another door leads from the snug to the dining room with windows looking onto the walled side garden. The dining room leads into the kitchen which again is very spacious and has views across the open fields to the rear of the property, all rooms providing plenty of space for entertaining and family living. There is a downstairs bathroom off the hallway also with limestone flooring.

On the first floor are two good sized bedrooms, each approached via separate staircases at either side of the property. The main bedroom has built-in wardrobes, an en-suite shower room. and once again with views across the garden and fields beyond. The second bedroom is also a good size with a vaulted beamed ceiling.

This really is a property that needs to be viewed to fully appreciate its character and charm alongside spacious family living in a lovely location.



Outside

Approaching the property from High Road onto a gravel driveway leading between the properties either side there is room for parking to the front of the property. You have access from the front and side to the rear garden which is very well stocked and has views across open fields as far as you can see. There is a garage (used as an extra storage space), an outbuilding for further storage and a summerhouse at the rear of the garden.

Location

The property is located in the pretty and sought after village of Needham which is on a main bus route and with its active village hall, pub and is within easy access of the Angles Way footpath and beautiful river walks. A short drive away is the bustling market town of Harleston. The town boasts an impressive array of independent retailers plus doctors' surgery, post office, chemist, various coffee shops and restaurants. There is also a popular Wednesday market with free parking and the market 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 electricity and water are connected.
Private Drainage
EPC Rating: C

Local Authority

South Norfolk District Council
Tax Band: F
Postcode: IP20 9LF

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: £450,000



Floor 0



Floor 1



Approximate total area⁽¹⁾

163.1 m²
1754 ft²

Reduced headroom

8.2 m²
88 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

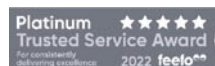
To arrange a viewing, please call 01379 882535

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