



Cranes Meadow  
Harleston | Norfolk | IP20 9BY

# MODERN FAMILY HOME



With good schools on the doorstep and a thriving market town centre just a few minutes walk away, the location of this three-bedroomed family home on a very quiet cul-de-sac couldn't be better. Everything you need is in walking distance while just a little further afield are all the delights of the Waveney Valley and the Suffolk coast.



# KEY FEATURES

---

- A spacious three bedroom detached property
- Principal bedroom with ensuite
- Single garage
- Good size dining room
- Kitchen with a useful Pantry
- Parking for multiple cars
- Excellent local schools
- A short drive to Diss and its train links to London
- Lovely suntrap rear garden
- Walking distance to fantastic local amenities

A modern house, but timeless in appeal – yellow brick under black pantiles – this well-appointed home offers everything the family needs. Tucked down a shared drive off a quiet cul-de-sac, it's near enough to be able to walk to the town centre but, if you're driving, parking is conveniently off-street – or in the garage if you prefer. A pitched porch canopy provides shelter while entering the house.

## Step Inside

Downstairs, accommodation consists of three living spaces plus a kitchen which all lead one to another in a layout which works well if you enjoy entertaining. The entrance hallway is modest, a sensible design which allows more space to be dedicated to the main living room. In here an attractive bay window with pitched roof makes the most of the south-facing aspect with windows on three sides, allowing light to reach the centre of the building. At 18 feet long, there's plenty of room in here for a variety of layouts. A pair of doors leads to the dining room, just off the kitchen. This last is an efficient galley-style layout with oak units on two sides, a large pantry, a gas hob and electric oven. Self-contained, the kitchen has everything you need, but joining these two rooms into one larger and more sociable kitchen-diner would be a home improvement project worth exploring.





# KEY FEATURES

---

## Bringing The Outside In

A pair of sliding glass doors in the dining room leads to a wide sunroom or conservatory where windows on three sides look into the garden. There is much potential here for extending living space. By replacing the clear roof with something solid – an increasingly popular idea – you might create a year-round dining room, a second living room or even a large kitchen-diner, backing as it does onto the existing kitchen.

## Exploring Upstairs

Stairs from the entrance hall lead to the first floor where are three bedrooms (two doubles, one single) and two bathrooms. The family bathroom on the landing offers both bath and shower options while the principal bedroom has a more compact shower room. Two bedrooms benefit from built-in cupboards and there is an airing cupboard.

## Step Outside

The garden is put mainly to grass and very easy to maintain. Entirely fenced, it's the perfect private spot for children and dogs to play safely.

## On The Doorstep

This is a location that couldn't be better for families. The local high school and its partner primary school – both with Ofsted rating 'good' – are both within walking distance. The centre of Harleston, a busy market town on the Norfolk-Suffolk border, can be reached in a few minutes on foot and offers supermarkets, specialty shops, historic coaching inns, tearooms, butchers, bakers and delicatessens as well as a market which has operated every Wednesday since 1259! Children will thrive at the local recreation ground with extensive play equipment including a BMX track, while the nearby leisure centre offers a variety of class for all ages and abilities. Living in the Waveney Valley also means that outdoor activities on or along the river – paddleboarding, kayaking, scenic walks – are just moments away.











# INFORMATION

---



## How Far Is It To

Diss, with fast and frequent rail connections to Norwich and London is a 10-mile drive away and is also accessible by bus. From here you can be in London in as little as an hour and a half, putting you in comfortable commuting distance. Both Southwold, with its beaches and coastal walks, and the cathedral city of Norwich are within a 40-minute drive.

## Directions

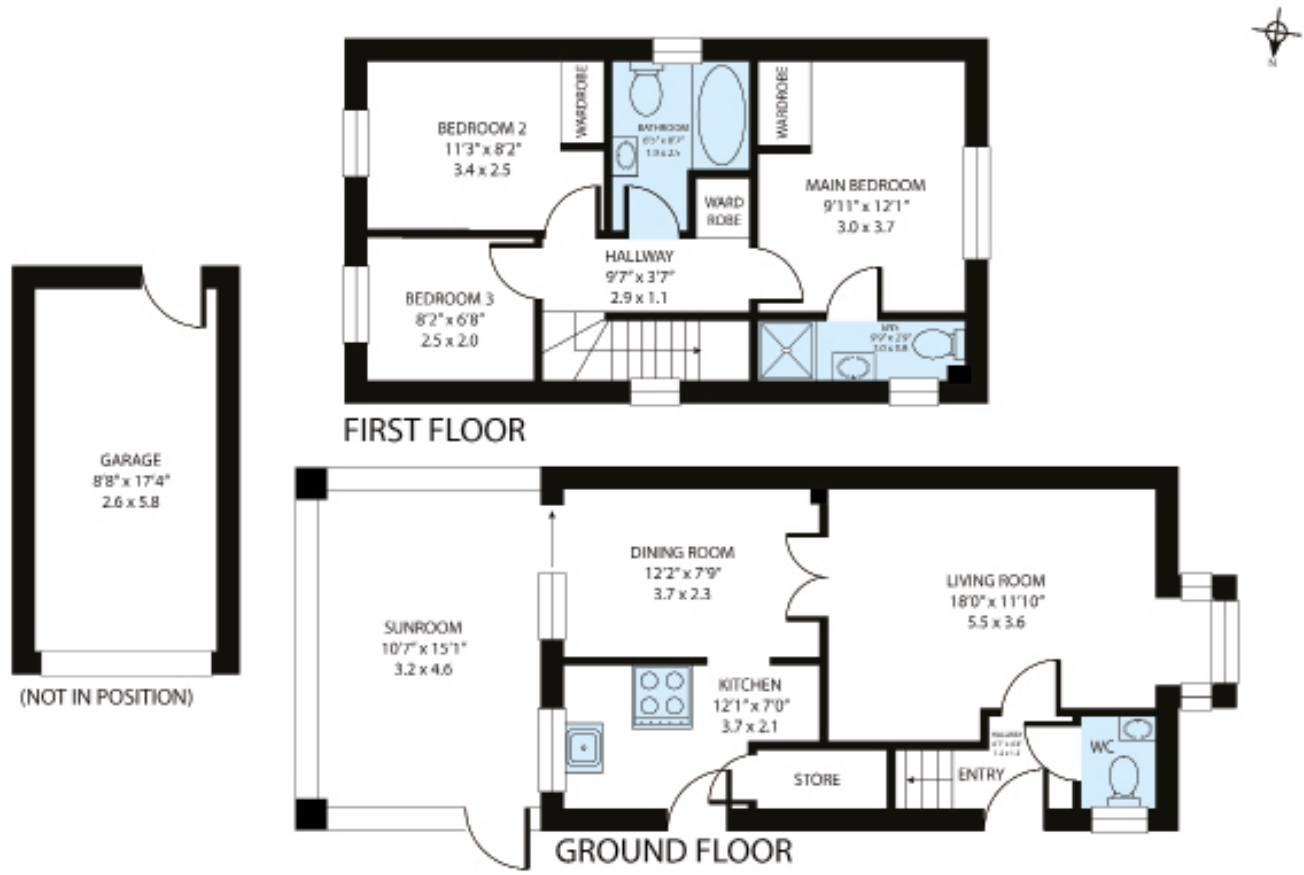
From Diss head east on the A143 to Harleston and turn off to the Needham road. Follow up towards the village and take a left turn into Wilderness lane. Just past the school, turn left into Cranes Meadow, a short distance take the first left and the property will be found on the left at the end.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... happening.unusually.mash

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Electricity & Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
South Norfolk District Council - Tax Band C  
Freehold



15 Cranes Meadow, Harleston IP20 9BY, UK, IP20 9BY  
 TOTAL APPROX. FLOOR AREA 1000 SQFT - 92 SQM  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

GROUND FLOOR : 500 SQ.FT 46 SQ.M  
 FIRST FLOOR : 500 SQ.FT 46 SQ.M  
 TOTAL AREA : 1000 SQ.FT 92 SQ.M  
 GARAGE : 150 SQ.FT 14 SQ.M

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

