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*Pilgrims Way,*  
Harleston, Norfolk.

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS







A well presented link detached family home, situated in a popular residential area convenient for the town centre and overlooking meadow land to the rear. The property offers spacious and well laid out accommodation including a conservatory and three bedrooms and features beautifully tended gardens, garage and driveway parking. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance Porch
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Conservatory
- First Floor Landing
- Two Double Bedrooms
- Further Single Bedroom
- Bathroom

Outside

- Driveway Parking
- Single Garage
- Attractive Rear Garden
- Summerhouse and Garden Sheds
- Cul-de-sac location
- Convenient for the town centre



### The Property

The front entrance door opens into a porch with a cloakroom to the left hand side and a door leading into the kitchen/breakfast room. The kitchen is well fitted with a matching range of wall, base and drawer units, ample work top space incorporating a breakfast bar, built-in oven, gas hob with extractor over, integrated fridge, freezer and dishwasher. A door leads out to the rear garden and stairs rise to the first floor accommodation with useful storage space under. The sitting room is a lovely bright room with window to the front aspect, brick fireplace housing an electric fire and double doors opening into the spacious conservatory with underfloor heating and offering lovely views across the rear garden.

From the kitchen stairs rise to the first floor landing with loft access (the loft is partly boarded). There are three bedrooms, two doubles and a single and a well appointed shower room with walk in shower, pedestal basin, WC and airing cupboard housing the hot water tank.





## Outside

A driveway provides off-road parking, with a lawned garden to the left hand side and leads to the garage with roller shutter door, power and light connected. The gas fired boiler is situated in the garage. A side gate leads to the attractive rear garden which is fully enclosed and laid to lawn with borders planted with a variety of established plants and shrubs. A path leads to a paved seating area with a timber pergola covered with a range of climbing plants and to the pretty summerhouse, a perfect place to sit and enjoy the garden. At the rear of the garden there are several mature trees and views across open meadow land. Two garden sheds are included in the sale and there is also an outside tap.

## 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. All carpets and curtains are included as well as the washing machine, tumble dryer and fridge/freezer.

### Services

Gas fired central heating and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: D

### Local Authority

South Norfolk District Council  
Tax Band: C  
Postcode: IP20 9QE

### 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: £315,000



Floor 0



Floor 1



#### Approximate total area<sup>(1)</sup>

86.8 m<sup>2</sup>  
933 ft<sup>2</sup>

#### Reduced headroom

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(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.

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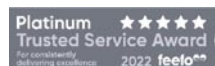
To arrange a viewing, please call 01379 882535

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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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