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Doune Way
Harleston, Norfolk

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MCINTYRE
ESTATE AGENTS



Diss - 10.8 Miles
Bungay - 7.8 Miles
Norwich - 19.7 Miles

Doune Way, Harleston

Built to the 'Hardwick' design by the highly regarded Hopkins Homes, this exceptional detached family home offers ample living space afforded by three reception rooms, in addition to four double bedrooms. Presented in absolutely immaculate order throughout, this conveniently located property also benefits from garage and beautifully landscaped gardens.

Accommodation comprises briefly:

- Entrance Hall
- Downstairs WC
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Study/Bedroom 5
- Master bedroom with En-suite
- Three Further Double Bedrooms
- Family bathroom
- Landscaped rear gardens
- Garage and allocated off road parking
- Gas central heating
- Double glazed sash windows throughout



Location

The property is located on the popular 'Pitchers Place' development, positioned a moments' walk from 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 chapel and plenty of character around every corner you turn. It further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen 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.



The Property

Approached by a footpath through the front garden area, a bright entrance hall allows access to all primary ground floor rooms with stairs rising to the first floor and storage cupboard beneath. The sitting room can be found on the right, this room enjoys a pleasant dual aspect with windows to both the front and side and a feature fireplace. Double doors lead through into a separate dining room (currently used as a snug) which enjoys plenty of natural light thanks to it's sunny aspect overlooking the rear garden. The kitchen is fitted to a high standard throughout, with plenty of work top space and ample eye and base level units. There is space and plumbing for washing machine, dishwasher and freestanding fridge/freezer; in addition to space for a range style cooker with stainless steel hood and extractor over with tiled splash backs. The floor to this room is laid to attractive tile and the room is flooded with natural light in addition to inset downlighters. French doors and a large window overlook the rear garden. Also on the ground floor is a useful downstairs cloakroom in addition to a spacious study, which could easily be used as a fifth bedroom or playroom.

On the first floor is a large landing from which all rooms are accessible. The master bedroom benefits from a dual aspect, ample built-in wardrobes and a separate ensuite shower room. The three further bedrooms are all comfortably suitable for a double bed and all benefit from built-in wardrobes. A well appointed family bathroom completes the first floor accommodation.

This wonderful family home is located a short walk from the centre of Harleston and has been maintained to the highest standards by the current owners, who have lavished care and attention throughout the property - both of which are absolutely evident and make an appointment to view essential.

Outside

To the front of the property are two small garden areas either side of the front door, both of which are well stocked with an attractive array of border plants and low level hedging. To one side of the house is a single-width driveway with space for two cars, leading to a detached single garage with up-and-over door, power, light and personnel door to the garden. A side gate allows access from the driveway into the garden.

To the rear of the property is a beautifully tended and particularly private garden, enclosed on all sides and featuring a variety of mature trees, impressive borders and a lovely patio area with further terrace to the rear of the garage, perfect for enjoying the afternoon sun thanks to the aspect of the garden. The garden is primarily laid to lawn and extends to the side of the property which is hard landscaped and suitable for a variety of uses. Overall, the garden is a particular feature of this well cared-for home and poses an ideal opportunity for those with 'green fingers'.



Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Mains electricity and drainage.
Gas fired central heating.

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: IP20 9QB

EPC Rating: B

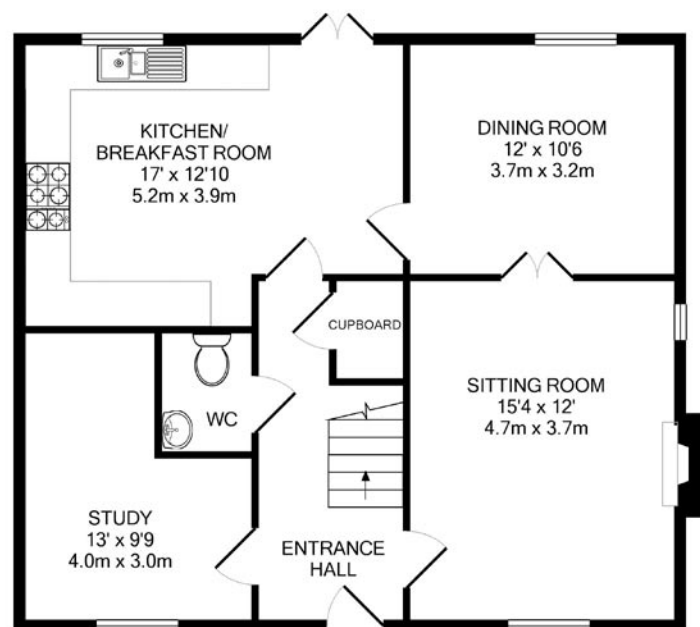
Tenure

Vacant possession of the freehold will be given upon completion.

Agent's Note

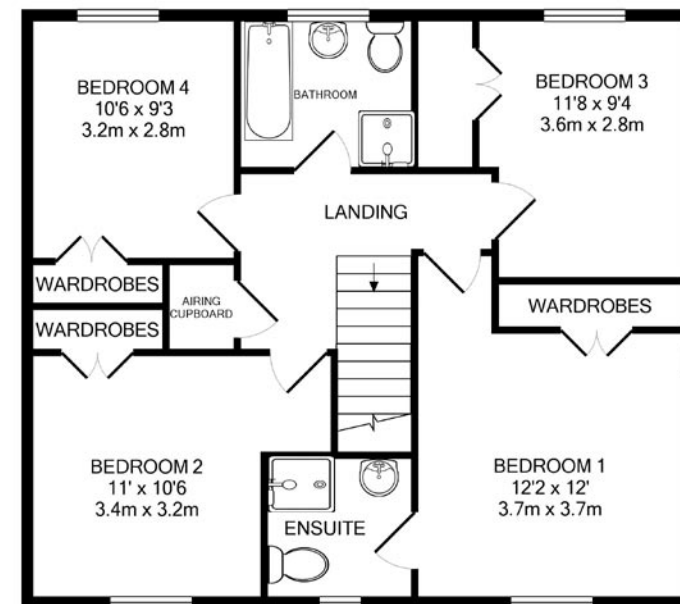
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000



GROUND FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1506 SQ.FT. (139.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.7 SQ.M.)

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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