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*Beck View,*  
Harleston, Norfolk.

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS







A well presented detached family home, pleasantly situated in the corner of this quiet cul-de-sac and offering beautiful views over meadow land at the rear. The property features a conservatory, three double bedrooms with an en-suite to the master, single garage with ample off-road parking and attractive gardens.

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom

#### Outside

- Single Garage
- Ample Off-Road Parking
- Attractive Gardens with lovely views across meadow land



#### The Property

The front door opens in the porch with tiled floor, ample space for hanging coats and storing shoes and boots, a door into the cloakroom on the left and further door into the main hallway. Stairs rise to the first floor and a door on right opens into the sitting room which is lovely and bright with two windows to the side aspect and an attractive marble fireplace fitted with an electric fire, creating a central focal point. The sitting room has a door into the spacious kitchen/dining room which is well fitted with a matching range of wall, base and drawer units, built-in double oven with induction hob and extractor over, space and plumbing for a washing machine and dishwasher, ample work top space, and cupboards housing the gas fired boiler and water softener. Sliding patio doors lead into the conservatory which enjoys lovely views of the garden and meadow land beyond.

From the hallway stairs rise to the first floor landing with window to the side and loft access hatch. The master bedroom overlooks the front aspect with a door leading into the en-suite shower room. There are two further bedrooms, both doubles which overlook the front and rear respectively. The well appointed bathroom which has been updated by the current vendors and comprises a curved bath with shower over and glazed screen, WC, wash basin set in a vanity unit and heated towel rail.







## Outside

A driveway provides parking and leads to the single garage with power and light connected, with a further gravelled parking area in front of the house. To the side a gate leads into the pretty rear garden which is private and secluded and mainly laid to lawn with attractive borders stocked with a variety of shrubs and trees. The garden is fully enclosed with a stepped decked area which leads down to a seating area overlooking the meadow land and wooded area in the distance, a perfect spot to sit and enjoy the views.

## 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 and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: D

### Local Authority

South Norfolk District Council

Tax Band: C

Postcode: IP20 9EF

### Agents Note

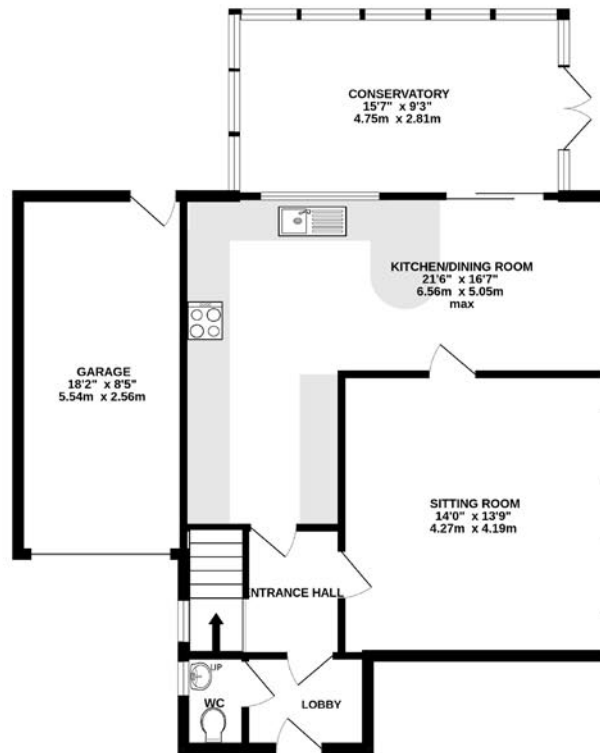
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

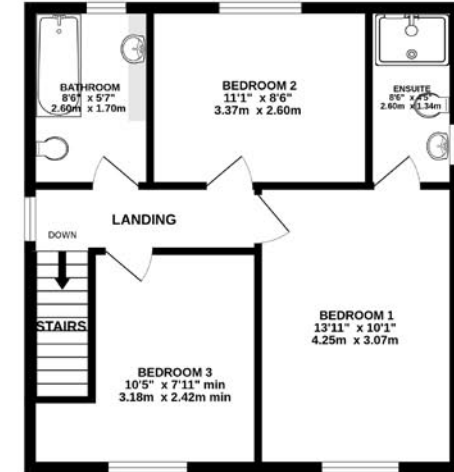
Vacant possession of the freehold will be given on completion.

Guide Price: £325,000

GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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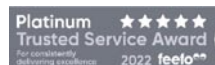
To arrange a viewing, please call 01379 882535

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Bungay 01986 88816  
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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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