



Oak Tree Way
Harleston, Norfolk



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

Oak Tree Way, Harleston

Well presented and spacious three bedroom detached family home based in arguably one of the most sought-after roads in Harleston. Benefitting from comfortable living space, field views; garage and driveway parking, an early appointment to view is advisable.

Accommodation comprises briefly:-

- Entrance Hall
- WC
- Kitchen
- Dining room
- Sitting room
- Three double bedrooms
- Family bathroom
- Rear garden backing onto fields
- Ample driveway parking
- Single garage



The Property

Approached via a newly resurfaced driveway and path, the front door leads into the entrance hall with newly fitted oak flooring and doors leading to the sitting room, kitchen and cloakroom plus stairs rising to the first floor. The spacious sitting room overlooks the front garden with an archway leading through into the dining room. With ample space for table, chairs and dressers, the dining room benefits from lovely views over the garden and fields beyond. Accessed from the dining room, hallway and garden the kitchen is fitted with a range of hessian effect wall, base and drawer units with wood effect worktop, inset stainless steel sink and drainer, inset 4 ring gas hob with double oven under and extractor hood over. There is space and plumbing for fridge and washing machine/tumble dryer.

Stairs rise from the hallway to the upstairs landing with window to side, airing cupboard housing hot water tank and access hatch to loft space. The master bedroom overlooks the front aspect and benefits from good inbuilt storage space. Two further double bedrooms overlook front and rear aspects respectively, the larger also benefitting from inbuilt cupboard space. A well appointed and contemporary bathroom suite comprises P-shaped bath with Trevi shower over and sink and WC set within vanity unit.

Outside

The property is nicely set back from the road behind a well tended front garden, laid to lawn and accessed by a driveway offering parking for at least 2 vehicles in front of the single garage. The garage is power and light connected, fitted with up and over door and also benefits from a personal door leading to the garden at the rear. Fenced on both sides and hedged at the rear, the private and west facing garden is mainly laid to lawn, surrounded by well stocked beds and planted up with a good variety of trees, horse chestnut, Victoria plum and hawthorn to name a few. There is gated side access to the front of the property.



Location

The property is located on Oak Tree Way, within walking distance of the handsome market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is 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, 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 in 100 minutes.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water.
Mains drainage, electricity and water.
EER: tbc

Local Authority:

South Norfolk District Council

Council Tax Band: D

Postal Code: IP20 9EL

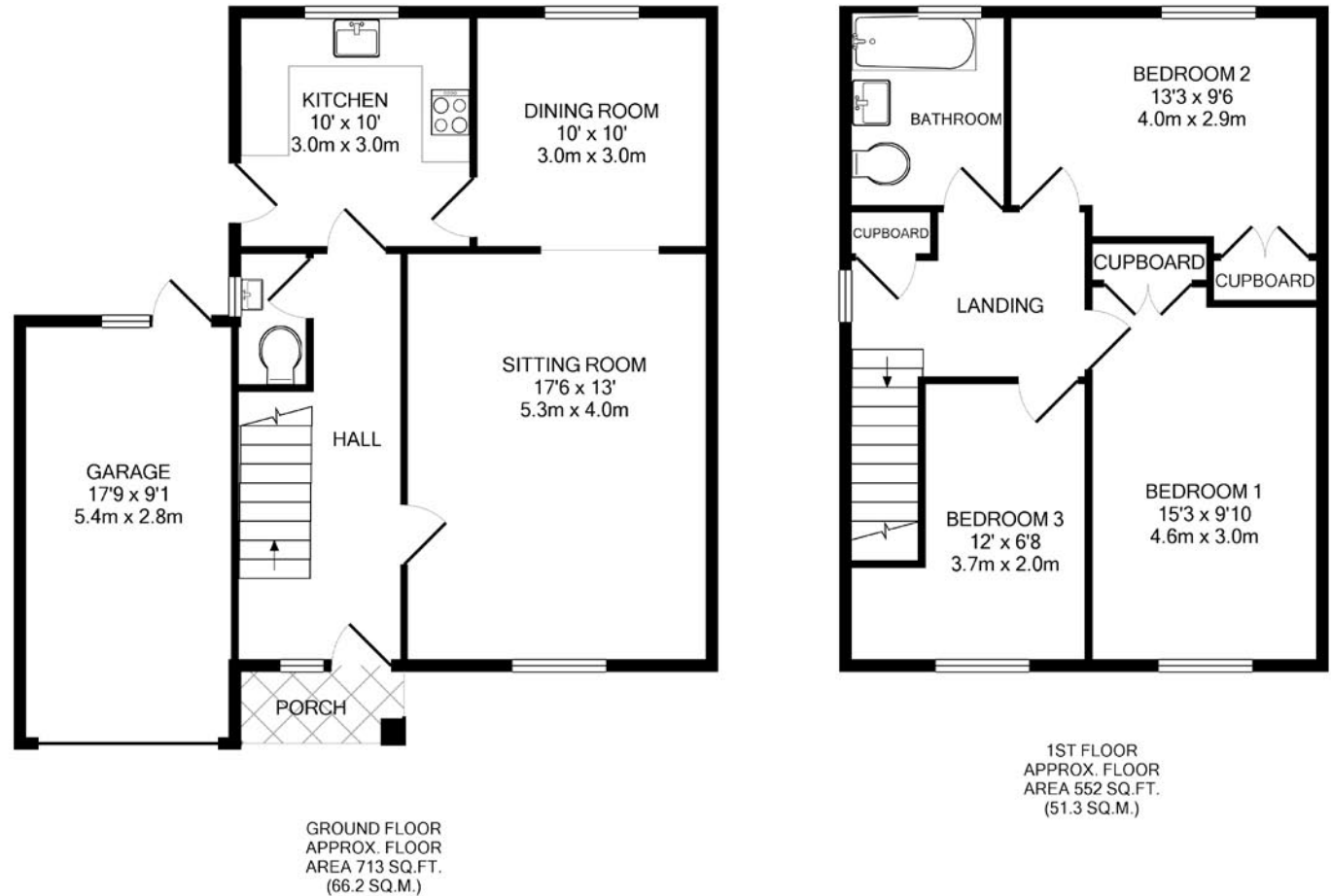
Tenure

Vacant possession of the **freehold** will be given upon completion.

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.

Guide Price: £255,000



TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

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Loddon	01508 521110
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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.

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk